

GRAND LODGE ON PEAK 7 OWNERS ASSOCIATION

ANNUAL MEETING MINUTES

Saturday April 10th, 2021

Attendance

Board Members Present: Linda Cole, Roger Lemmon, Mike Hedensten, Nick Doran, Blake Davis

Advisory Committee Members: Steve Gunther, Todd Allard, Bill Regehr, Jamie Keiffer,

Management Present: Kimberly Tramontana, Joanni Linton, Nick Borovich, Mary Kay Perrotti, Joe Clark-Fulcher, Peggy Helfrich, Stephanie Harding

1. Call to Order – Establish Quorum of 10% – Linda Cole, GL7OA Board President
 - a. Linda Cole, Grand Lodge on Peak 7 Board President, called the meeting to order at 12:04PM.
2. Call for Changes to the Agenda – Linda Cole, GL7OA Board President
 - a. There were no changes to the agenda.
3. Introductions – Joanni Linton, GL7 General Manager
 - a. Board of Directors and Advisory Committee
 - b. Affiliate Representatives
 - c. Management Company
4. Board Election and Advisory Committee Appointment Results – Peggy Helfrich, BGV HOA Operations Manager
 - a. Linda Cole has been re-elected to the GL7OA Board
 - b. Newly Elected Advisory Committee members
 - i. Peter Strom, Ashley Bevan & Rob Balson
5. Call for the Approval of 2020 Annual Meeting Minutes – Linda Cole, GL7OA Board President – *owner vote required*
 - a. The motion to approve the 2020 Annual Meeting minutes was made by Jennifer Rodriguez, seconded by Jill Flamm. All in favor, none opposed.
6. Audited Financial Statement Review for the Fiscal Year Ending December 31, 2020 – McMahan & Associates
 - a. Paul Backes stated that GL7OA was in good financial standing. Audited financials are always posted on Grand Central for owners to review in detail.
 - b. Blake Davis gave an update on insurance.
 - i. Significant increase in insurance premium due to wildfire risks throughout the country.
 - c. Update on bad debt from Joe Clark-Fulcher
 - i. 86% of dues paid as of 4/1/21
7. Town of Breckenridge Update – Nick Doran, BGV COO
 - a. Watson Avenue Roundabout

- i. Construction slated to begin in mid-2022
 - b. The South Gondola parking structure construction is ongoing
 - i. 950 parking spaces between the garage and surface parking
 - ii. On-time for November 2021 completion
 - c. Walkable Main Street
 - i. Survey was conducted through March on having a walkable Main Street in Summer 2021
 - ii. Results to be given out soon
 - d. Breckenridge is currently in Level Orange
 - i. Best way to stay up to date on current mandates is to check:
 - 1. Gobreck.com
 - 2. Summitcountyco.gov
 - e. Amenity Club Ordinance
 - i. Will likely not affect any existing resorts
- 8. General Manager Report – Joanni Linton, GL7 General Manager
 - a. Joanni reviewed YTD statistics
 - b. New rentals
 - i. Inflatable standup paddle boards and kayaks
 - c. Waffle bar will begin once Sevens stops serving breakfast for the season
 - d. 2 new electric vehicle charging stations
 - e. New recycling efforts
 - i. New QR codes on refrigerators
 - ii. New receptacles with no liners and new recycling stickers
 - f. Looking ahead to 2021
 - i. Window treatment upgrades
 - ii. Elevator cabin refurbishments
 - iii. Coffee and end table replacements
 - iv. Grotto, steam room and dry sauna remodel
 - v. Flooring replacements in high traffic common areas
 - vi. Upgrade Theaters 1&2 to 4K technology
 - vii. Replace BBQ grills
 - viii. Wi-Fi upgrade
 - ix. Pool deck resurfacing
 - x. Living room lamp replacements
 - xi. Siding replacements
 - xii. Exterior of building painting
- 9. Interval International Update – Chris McGill, Interval International
 - a. Chris McGill did an update on where Grand Lodge owners are using their exchange weeks, the top destinations and how to exchange or deposit owner weeks.
- 10. Questions & Comments – Kimberly Tramontana, BGV VP of Operations
- 11. Adjournment – Linda Cole, GL7OA Board President
 - a. Linda Cole adjourned the meeting at 1:23PM

b. Kerry Whitford motion, Helen Broadway-Savage second

The link to listen to the Annual Meeting is located here <https://vimeo.com/425306317>