

**GRAND COLORADO ON PEAK 8  
BOARD OF DIRECTOR'S MEETING MINUTES  
4/12/2025**

**ATTENDANCE:**

Board members present: Barry Chasnoff, Skip Klenk, Emily Lutke, Marissa Frutchev, Blake Davis, Nick Doran, Kimberly Tramontana

Advisory Committee members present: Butch Shoup

Staff present: Peggy Helfrich, Kari Sommers, Joe Clark-Fulcher, Faren McDonald, Joanni Linton, Jason Bretz, Stephanie Bristley

MEETING CALLED TO ORDER: 9:48 AM BY BARRY CHASNOFF

**BOARD ACTION REQUIRED**

**Motion: Approve the GC8OA 10/24/24 Board Meeting Minutes**

MADE BY: BARRY CHASNOFF

SECONDED BY: BLAKE DAVIS

DISCUSSION: NONE

IN FAVOR: ALL

OPPOSED: NONE

ABSTAIN: NONE

**GC8OA 2024 Audited Financial Summary**

Below is a summary of the GC8OA 2024 Audited Financial Statements. Three attachments are provided for your review alongside this summary: the Management Representation Letter, the Standard Audit Communication Letter, and the draft of the Audited Financial Statements.

Here are some key points to note in the draft of the GC8OA 2024 Audited Financial Statements:

- Significant Operating Fund variances greater than 10% and \$20,000 are summarized on the second page of this summary.
- On page 1 of the draft audited financial report, please note that the auditor's report reflects a clean opinion.

			Variance Favorable (Unfav)	Variance Favorable (Unfav)
<b><u>Operating Fund Balance Roll Forward:</u></b>	<b><u>2024 Budget</u></b>	<b><u>2024 Actuals</u></b>		
Operating Fund Balance, 12/31/23	\$1,271,483	\$1,271,483		
Total Revenues	\$14,925,588	\$14,909,829	(\$15,759)	0%
Total Expenses	\$15,395,588	\$15,216,233	\$179,355	1%
Excess (Deficiency) Rev over Exp	(\$470,000)	(\$306,404)	\$163,596	35%
Operating Fund Balance, 12/31/24	\$801,483	\$965,079	\$163,596	20%

	Fund Balance	Est. Future Replacement Costs	Coverage %
<b><u>Reserve Fund Balances, 12/31/24:</u></b>			
Common Reserve Fund	\$2,795,076	\$28,102,257	9.9%
Unit Reserve Fund	\$2,820,185	\$29,314,489	9.6%
Combined Reserve Funds	\$5,615,261	\$57,416,746	9.8%

Grand Colorado on Peak 8 Owners Association, Inc. (A Colorado Non-Profit Corporation) Operating Fund Budget to Actual Comparison For the Year Ended December 31, 2024					
	2024				
	Budget (Unaudited)	Actual	\$ Variance Favorable (Unfavorable)	% Variance Favorable (Unfavorable)	2024 Budget to Actual Variance Explanations (only for variances greater than \$20,000 AND 10%)
<b>Revenues:</b>					
Investment Income	\$ 13,476	\$ 222,467	\$ 208,991	1551%	Favorable variance driven by higher interest rates on operating funds
Rental resort fee	1,012,311	911,929	(100,382)	-10%	Favorable variance driven by increased rental fee income
All Other Revenues	13,899,801	13,775,433	(124,368)	-1%	
<b>Total Revenues</b>	<b>14,925,588</b>	<b>14,909,829</b>	<b>(15,759)</b>	<b>0%</b>	
<b>Expenses:</b>					
Activities	(15,272)	19,839	(35,111)	-230%	Unfavorable variance resulting from reduced activity revenue
Common Area Amenities	134,313	160,047	(25,734)	-19%	Unfavorable variance resulting from increased signage, sustainability products and décor
Electric	486,000	432,197	53,803	11%	Favorable variance resulting from electric solar initiatives
Gas	316,234	274,538	41,696	13%	Favorable variance resulting from optimization of the snowmelt system
All Other Expenses	14,474,313	14,329,612	144,701	1%	
<b>Total Expenses</b>	<b>15,395,588</b>	<b>15,216,233</b>	<b>179,355</b>	<b>1%</b>	
<b>Excess (Deficiency) Revenues over Expenses</b>	<b>\$ (470,000)</b>	<b>\$ (306,404)</b>	<b>\$ 163,596</b>	<b>35%</b>	

**RESOLUTION OF Grand Colorado on Peak 8 Owners Association, Inc.**

RE: EXCESS MEMBERSHIP INCOME APPLIED TO THE FOLLOWING YEAR'S ASSESSMENT

WHEREAS Grand Colorado on Peak 8 Owners Association, Inc. is a Colorado association duly organized and existing under the laws of the State of Colorado; and

NOW, THEREFORE, the Board of Directors hereby adopts the following resolution by and on behalf of the Association.

RESOLVED, that any excess of membership income over membership expenses as defined in IRS Reg. 1.2771 for the year ended December 31, 2025, shall be applied against the subsequent tax year member assessments as provided by IRS Revenue Ruling 70-604.

This resolution is adopted and made a part of the minutes of the meeting of the Board of Directors on April 12th, 2025.

BY: \_\_\_\_\_  
President

ATTESTED: \_\_\_\_\_  
Secretary

Please note that the developer and HOA audits are conducted simultaneously and there is a possibility for final audit adjustments to the HOA Financial Statement draft after the Board approves the draft version. The Board will be made aware of any material adjustment to the Board approved version.

**BOARD ACTION REQUIRED**

**MOTION: Approve the GC8OA 2024 Audited Financials and Resolution for IRS Ruling 70-604.**

MADE BY: BARRY CHASNOFF

SECONDED BY: SKIP KLENK

DISCUSSION: Eric presented the Audited financials highlighting the Resolution needing to be voted on due to the Association now having income tax on their investments.

IN FAVOR: ALL

OPPOSED: NONE

ABSTAIN: NONE

**The March Group**

350 Tenth Ave. – Suite  
1000 San Diego, CA 92101

**THE MARCH GROUP***"Helping You Build A Firm Financial Foundation For Your Future"***Nico F. March**

*Managing Director*  
CA Insurance License OA62786

T 888-811-6501 | F 619-704-3099

[Nico@themarchgroup.com](mailto:Nico@themarchgroup.com)

Dear GC80A Board and Advisory Committee,

As we approach the end of the first quarter in 2025, the U.S. economy has shown resilience with steady growth, although higher interest rates have tempered some investment activities. Inflation pressures are easing, attributed to improved supply chain conditions and stabilized energy prices, while the labor market remains strong despite challenges in hiring skilled labor. Economists are increasingly concerned about potential recessionary risks, as slowing growth combined with high inflation could result in decreased consumer spending and investment. This is further exacerbated by ongoing geopolitical instability, which disrupts global supply chains and contributes to heightened market volatility and uncertainty across various sectors. Additionally, shifting regulatory landscapes can significantly affect businesses by altering compliance requirements, investment strategies, and operational costs, compounding these economic challenges.

The Federal Reserve is adopting a cautious approach, signaling potential rate cuts later in 2025 to support growth, provided inflation remains within target levels. Financial markets may respond positively to these potential cuts, fostering increased investment and spending, though the Fed's decisions will depend on evolving economic data and global influences. Overall, the outlook for the U.S. economy appears cautiously optimistic. Associations and Boards have a fiduciary responsibility to their members, necessitating a conservative approach to financial management, as they are entrusted with and responsible for handling Other People's Money (OPM). At The March Group, we share this commitment and always act in a fiduciary capacity, putting our clients best interest first. When we established your account, we collaborated with the Board to formulate a formal investment policy statement that mandates all funds remain FDIC insured and/or government guaranteed at all times. This ultra-conservative strategy is designed to safeguard the interests of all stakeholders, irrespective of market fluctuations or global economic events.

Some of you may recall Will Rogers, cowboy philosopher in the 1930's, who said "*I am more concerned today about the return OF my money, than the return on my money.*"

Grand Colorado on Peak 8 is well positioned going into the second quarter of the year, with 70.6% of the portfolio allocated to short-term Treasury Bills and CDs, the other 29.4% allocated to intermediate term Market Linked CDs (MLCDs). The 70.6% of the portfolio allocated to Short-Term investments is currently yielding approximately 4.03%.

Over the years, we have been hedging inflation by adding Market Linked CDs to the portfolio. These are FDIC insured up to \$250,000 per issuer, and as long as held to maturity, guarantee principal. Instead of fixed interest payments, returns are tied to a market index (S&P 500, DJIA, etc) which results in temporary fluctuations in reportable market value. When we see significant appreciation, we normally liquidate these positions and lock in profits at no cost or fees to the association.

It is an honor to work with you and we appreciate your confidence, trust and support. Please call with any additional questions at 888-811-6501.

Very truly yours,

Nico F. March  
Managing Director

## GC8OA FEBRUARY 2025 UNAUDITED FINANCIALS

Following is the summary of the February YTD operating and reserve income and expenses. These financials were also shared in the 3/26/25 Missive.

### Grand Colorado on Peak 8

### Financial Summary February 28, 2025

	YTD <u>Actual</u>	YTD <u>Budget</u>	\$ Variance <u>Fav (Unfav)</u>	% Variance <u>Fav (Unfav)</u>
<u>Operating:</u>				
Income	\$ 2,355,320	\$ 2,321,122	\$ 34,199	1%
Expenses	2,478,519	2,504,640	26,121	1%
Operating Surplus (Deficit)	<b>(123,199)</b>	<b>(183,518)</b>	60,320	33%
<u>Reserves: (Unit and Common)</u>				
Income	395,181	337,090	58,092	17%
Expenses	910,848	796,262	<b>(114,586)</b>	<b>-14%</b>
Reserve Surplus (Deficit)	<b>(515,667)</b>	<b>(459,172)</b>	<b>(56,494)</b>	<b>-12%</b>
Operating and Reserve Surplus (Deficit)	<b>\$ (638,865)</b>	<b>\$ (642,691)</b>	<b>\$ 3,825</b>	<b>1%</b>

### BOARD ACTION REQUIRED

**MOTION: Accept the GC8OA February 2025 Unaudited Financials**

MADE BY: BLAKE DAVIS

SECONDED BY: KIMBERLY TRAMONTANA

DISCUSSION: NONE

IN FAVOR: ALL

OPPOSED: NONE

ABSTAIN: NONE

Accounts Receivable Performance Update



72% dues paid as of 3/15/25 (79% paid as of 3/15/24)

EOY 2024:

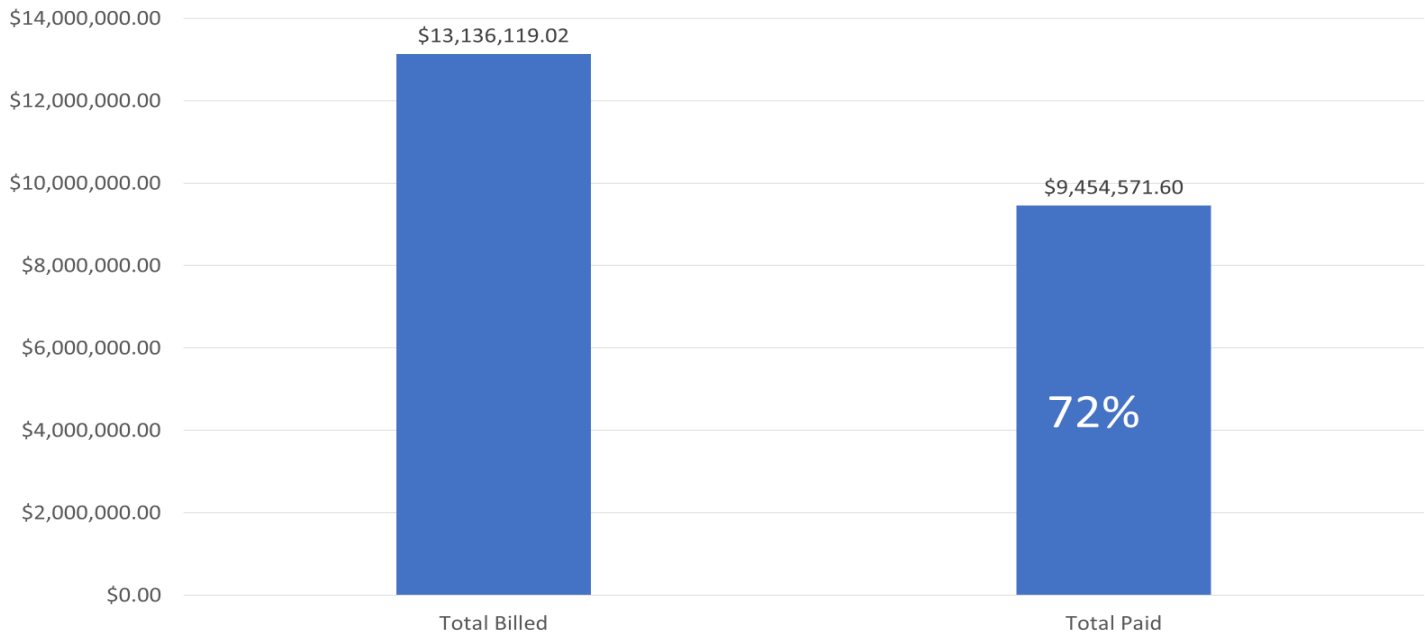
99% of dues paid

- 10 deeds recovered via BGVARM:
  - \$17,319 in bad debt (5 accounts with past due balance when canceled)
  - \$ 4,201 gained in deed in lieu income (3 accounts)

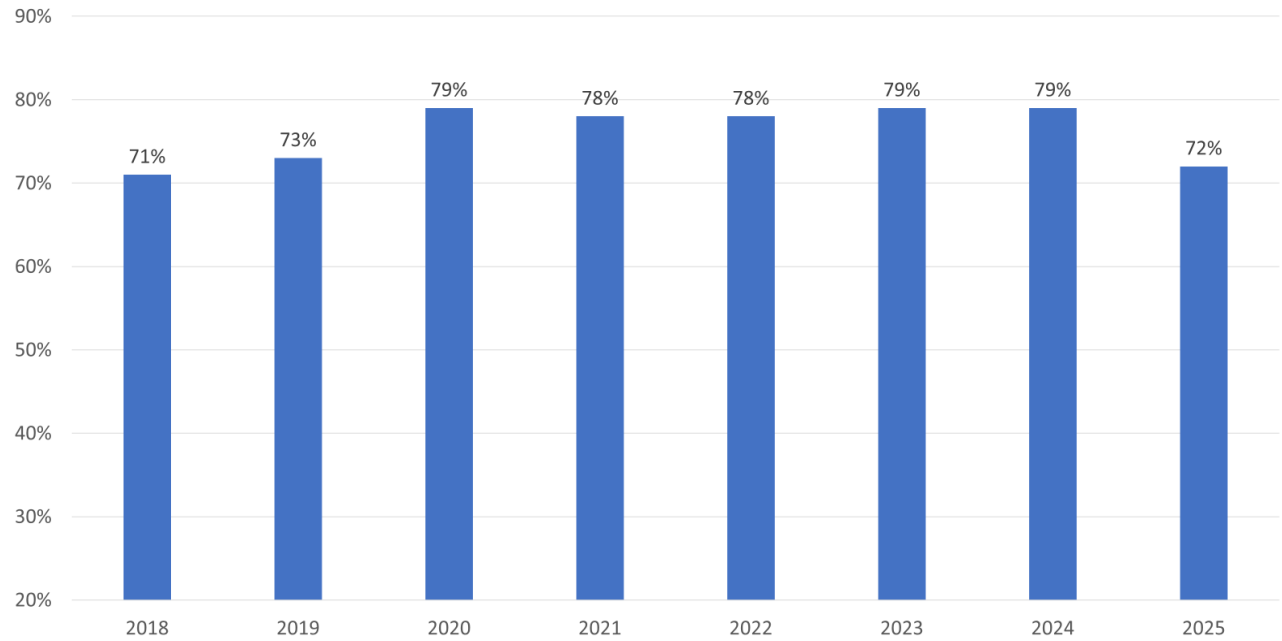
As of 3/15/25:

- 2 deeds recovered via BGVARM:
  - \$6,396 past due balance at the time of charge-off (1 account)

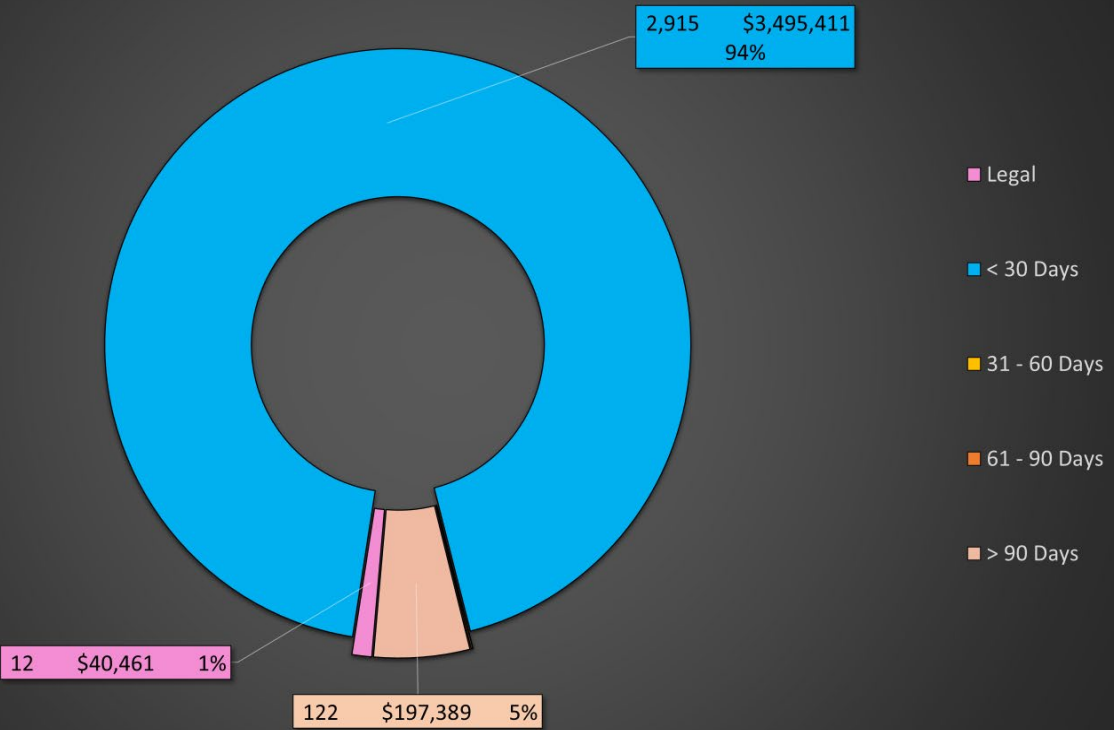
Grand Colorado Dues Paid as of 3/15/25



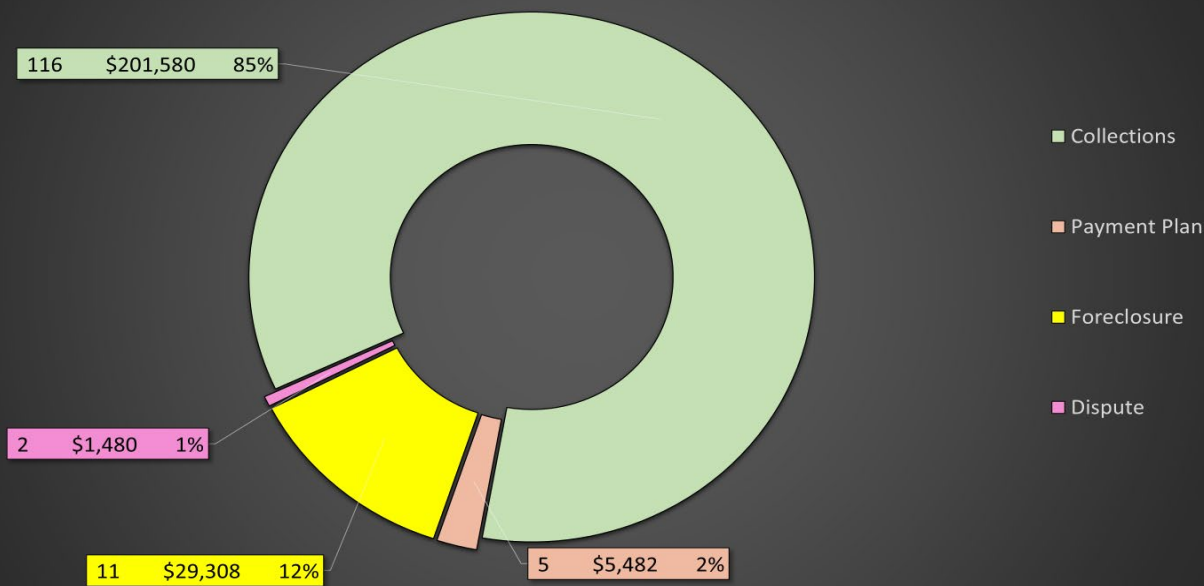
HOA Dues Paid as of 3/15  
(Year over Year)



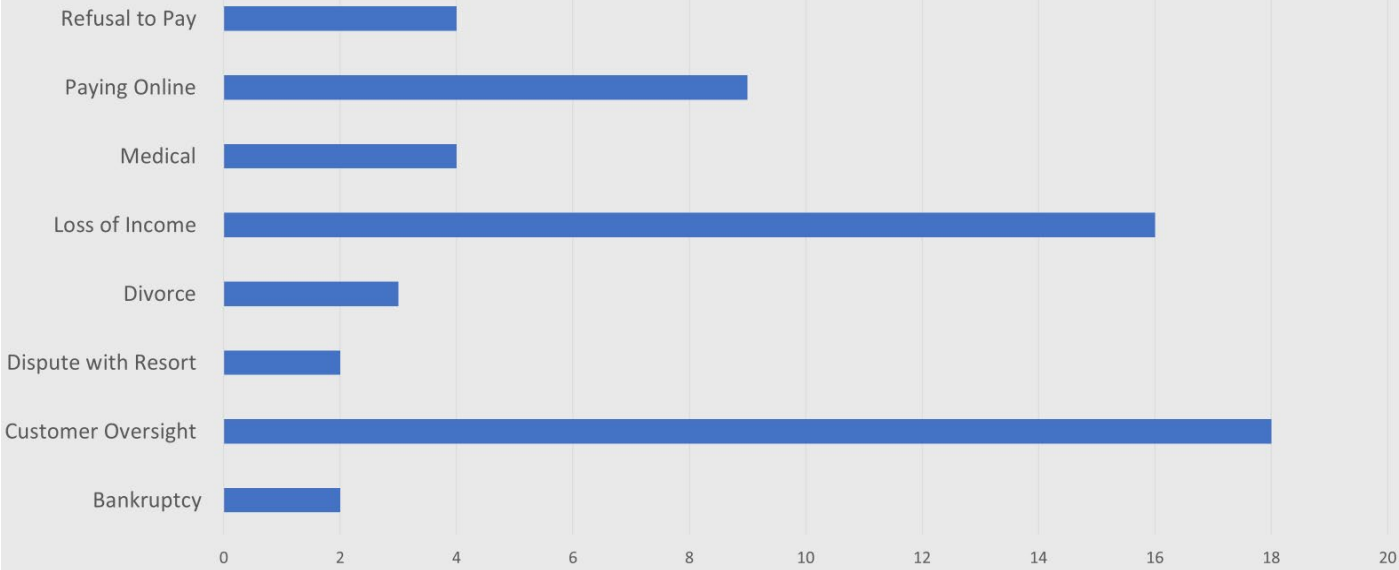
3/15/25 GC8OA Total AR Portfolio Aging Composition



3/15/25 GC80A Greater Than 90 Days Past Due Composition



Reason for Delinquency





## Financial Snapshot

Grand Colorado on Peak 8 Assoc.									
Operating Fund Analysis & Historical Dues Increase									
		Budget to Actual Comparison				Dues Increase			
	Total	Budgeted	Actual	\$ Favorable	% Favorable	Annual	Annual	Annual	
	Budgeted	Surplus	Surplus	(Unfavorable)	(Unfavorable)	\$ Dues	\$ Incr	% Incr	
Year	Assessments	(Deficit), net	(Deficit), net	Variance	Variance	2 Bed	(Decr)	(Decr)	
2017	\$ 4,840,812	\$ -	\$ 212,396	\$ 212,396	4.4%	\$ 1,624			
2018	6,206,791	(100,000)	(250,540)	(150,540)	-2.4%	\$ 1,707	\$ 83	5.1%	
2019	7,205,133	-	415,956	415,956	5.8%	\$ 1,894	\$ 187	10.9%	
2020	12,336,573	-	1,390,715	1,390,715	11.3%	\$ 1,948	\$ 54	2.9%	
2021	13,243,982	-	603,802	603,802	4.6%	\$ 1,991	\$ 43	2.2%	
2022	13,694,002	(500,000)	(37,875)	462,125	3.4%	\$ 2,039	\$ 48	2.4%	
2023	14,612,134	(750,000)	(911,742)	(161,742)	-1.1%	\$ 2,140	\$ 101	5.0%	
2024	15,457,642	(470,000)	(306,404)	163,596	1.1%	\$ 2,268	\$ 129	6.0%	
2025	16,853,923	(340,000)	-	-	0.0%	\$ 2,405	\$ 136	6.0%	
Totals	\$ 104,450,992	\$ (2,160,000)	\$ 1,116,308	\$ 2,936,308	2.8%				

### Grand Colorado on Peak 8 General Manager Report April 2025

This ski season in Breckenridge has been nothing short of spectacular with abundant snowfall creating perfect conditions on the slopes. It has been fantastic to see so many owners visiting Grand Colorado on Peak 8 (GC8) and making the most of the winter wonderland. We are excited to share that GC8 was featured on mommypooppins.com by 'mom-fluencer' Kate Gillian in her story ["Best Family Vacation Resorts and Hotel Suites, Cottages & Villas"](#). As always, our team has been hard at work finding new ways to enhance the vacation experience this winter.

#### Property and Residence Improvements

Below are highlights of the upgrades and replacements we completed during the fall and winter:

- The Grand Lobby underwent a significant refresh, with most of the furniture being replaced while still embracing a mountain modern look. Additionally, the carpet was replaced to complement the new furnishings, ensuring that the property continues to be welcoming and comfortable.
- To enhance the aesthetic and comfort of the residences for owners and guests, the decorative pillows have been replaced in all living rooms and bedrooms.
- Floor lamps have been replaced in select rooms due to normal wear and tear, ensuring a consistently high standard of quality.
- Composite tables and chairs were added to the courtyard grilling patio for a cohesive look throughout the resort and added durability.
- The kitchen cabinet doors in Building 1 were replaced to enhance appearance.

- To decrease damage to walls, bumpers have been added to benches in common spaces and corner guards have been added in the residences.
- Building 1 Ski Locker Room entry doors were replaced with an added push bar for easier use of the doors when entering and exiting the room.

#### Sustainability & Philanthropic Efforts

Breckenridge Grand Vacations (BGV) and GC8 remain committed to sustainability and continuously seek opportunities to minimize our environmental footprint. BGV continues to support local charities and Heart Health awareness within our amazing community. Below is a list of initiatives successfully implemented as part of our ongoing efforts:

To aid in energy conservation, covers were purchased for several outdoor hot tubs to be used during overnight hours.

- GC8 now has an outdoor electric vehicle (EV) charging station on the Upper Stables Deck.
- Designated stations for the return of reusable plasticware are available in the aquatic center and other common areas.
- The optimization of the snowmelt system has provided remarkable results in reducing our natural gas usage, leading to significant savings of over 15%.
- The Peak 8 Market and Ullr Cafe introduced a 'Round Up' option to support charities, raising over \$1,500 in the first quarter of this year.

#### Staffing Updates

Breckenridge Grand Vacations takes pride in remaining the employer of choice in Summit County by offering great benefits, competitive pay, and investing in our employees. Here are a few ways we are accomplishing this:

- QR codes have been placed around the resort, inviting owners and guests to recognize any employee(s) who have gone above and beyond during their stay. Many of these employees are celebrated at our company-wide monthly Smile Award Luncheons.
- Kyla Martinez & Zach Holland were both recognized as the GC8 2024 Employees of the Year.
  - Kyla Martinez, Front Desk Associate II, was nominated for her unwavering commitment to our owners and guests while working at the Front Desk. She is efficient, caring, and proactive in her daily work. Sharing smiles is what we do, and Kyla leads this effort within our Front Desk Team.
  - Zach Holland, Aquatics Specialist, was nominated as he is the behind-the-scenes hero that keeps our sophisticated aquatics facilities running efficiently. Zach also assists many owners and guests on a daily basis and is a team player that encourages all departments to work even better together.
- Trey Harlow joined the GC8 Leadership Team this past year as our new Bar Manager, overseeing both Elev8 Lounge and The Lobby Bar. With his expertise in high-end beverages, Trey has introduced an array of innovative menu items, enhancing the owner and guest experience at both locations.

#### Looking Ahead

We are planning to continue with reserve replacements within residences as well as several exciting upgrades throughout the common areas of GC8:

- Partnering with a third-party company to provide e-bikes for owners and guests to rent on site. This program comes at no cost to the HOA and will help to generate additional revenue to help offset future HOA expenses.
- Building 3 residences and hallways will receive new carpet, aligning the entire property with the same color and style.

- Replacement of the coffee tables, end tables, mattresses, armchairs, and entry way benches in Building 3 residences will occur, ensuring that Building 3 matches Buildings 1 & 2 for a cohesive look across all residences.
- Bedroom & living room lamps will be replaced in select residences, addressing normal wear and tear.
- Cabinet door replacements will continue in Building 2 residences, addressing wear and enhancing both durability and appearance.

#### GC8 Trip Advisor Stats:

- Currently ranked #2 of 24 properties under “Hotel” category
- 4.5 out of 5 stars
- To read our reviews, please click [here](#)

GC8 Service Score Comparison	Last Year's Avg 9/1/23 – 3/31/24	This Year's Avg 9/1/24-3/20/25
Amenities	9.24	9.32
Room Accommodations	8.83	9.01
Resort Staff	9.15	9.18
GNPS	66.93%	67.73%
GONPS	70.63%	70.42%

#### Annual Meeting Review

#### GRAND COLORADO ON PEAK 8 OWNERS' ASSOCIATION 2025 ANNUAL MEETING

#### AGENDA

- I. Call to Order - Establish Quorum of 10% – Barry Chasnoff, GC8OA Board President
- II. Changes to Agenda – Barry Chasnoff, GC8OA Board President
- III. Introductions – Jason Bretz, GC8 General Manager
  - A. Board of Directors and Advisory Committee
  - B. Affiliate
  - C. Management Company
- IV. Approval of the GC8OA 2024 Annual Meeting Minutes – Barry Chasnoff, GC8OA Board President  
*A motion, second and vote from the owners required*
- V. 2024 Audited Financial Review – Faren McDonald, HOA Controller
- VI. Interval International Update – Chris McGill, Interval International
- VII. General Manager Report – Jason Bretz, GC8 General Manager
- VIII. GC8OA Advisory Committee Appointment Announcement – Peggy Helfrich, HOA Operations Manager

- IX. Questions & Comments – Joanni Linton, Director of Resort Operations
- X. Adjournment – Barry Chasnoff, GC8OA Board President

## **New Business/Updates**

### **GC8OA Officer Election**

#### **GC8OA Board Officer Election**

Current: President – Barry Chasnoff  
Current: Vice President – Skip Klenk  
Current: Secretary/Treasurer – Blake Davis

President: Barry Chasnoff  
Vice President: Skip Klenk  
Secretary/Treasurer: Blake Davis

## **Miscellaneous**

### **Comments to/from Staff**

None at this time

## **Important Dates**

Proposed GC8OA Board Meeting:  
**Thursday, October 9, 2025 - 3-5pm Mountain Time via Microsoft Teams**  
This will be the proposed 2026 budget review

- Interval International Contract:
  - 12/31/2028
- Resale Agreement:
  - Took effect on 1/1/2018 - renews annually
  - Action required for any change by written notice 90 days prior to renewal date
- Management Agreement:
  - Initial term began on 8/1/2015 and expired on 12/31/2024 – auto renews with 5-year terms
  - Second Amendment extends expiration to 12/31/2030
  - Action required for any change by written notice 180 days prior to renewal date
- External Reserve Study Review:
  - 2026
- Stables Lot Lease:
  - First renewal exercised on 12/31/22
  - 5-year option to renew with a 5% increase

- Action required for any change by written notice 60 days prior to renewal date
- Robbie's Tavern Lease:
  - Expires on 4/30/2032 - option to renew the lease for two additional 5-year terms
  - Notice to exercise renewal must be given between 365 and 180 days before the end of the lease

## Review Current Action Items

No outstanding Action Items

## Action Item Summary

No new action items.

## Adjournment:

By: Barry Chasnoff    Time: 10:28am