

# GRAND COLORADO ON PEAK 8 OWNERS ASSOCIATION

## Annual Meeting Minutes

*April 3, 2026 | 1:00 p.m. MT*

*Microsoft Teams Webinar*

### Attendance:

**Board Members Present:** Barry Chasnoff, Skip Klenk, Marissa Frutchey, David Yeagle, Michael Dudick, Kimberly Tramontana

**Advisory Committee Present:** Scott Morgan, Paul Reimers

**Management Present:** Jason Bretz, Stephanie Bristley, Joanni Linton, Lindsay Reinwand, Faren McDonald, Joe Clark-Fulcher, Peggy Helfrich, Kari Sommers

### Call to Order – Establish Quorum

Barry Chasnoff, GC8OA Board President, called the Annual Meeting of the Owners to order at 1:00pm MT and confirmed that a quorum of 10% of the ownership was established.

### Changes to Agenda

Barry Chasnoff called for proposed changes to the agenda. No changes were made.

### Introductions

Jason Bretz, General Manager, introduced the Board of Directors, Advisory Committee members, affiliate, and management staff.

### Approval of the 2025 Annual Meeting Minutes

One owner requested a minor amendment to include the date of the prior annual meeting. A motion was made by Frank Massino and seconded by Rod Sgrignoli to approve the 2025 Annual Meeting Minutes as amended. Following a poll and vote, *the motion passed, and the 2025 Annual Meeting Minutes were approved as amended.*

### 2025 Audited Financial Review

Faren McDonald, HOA Controller, provided a high-level review of the 2025 audited financial statements.

- The audit was conducted by McNurlin and Associates and resulted in an unqualified opinion, indicating the financial statements fairly present the Association's financial position in accordance with GAAP.
- The operating fund balance began 2025 at approximately \$965,000, reflected the use of surplus funds during the year, and ended at approximately \$631,000.
- Reserve fund balances totaled approximately \$4.8 million, with an updated reserve study currently underway.
- The Board reviewed the financial statements in detail prior to the Annual Meeting, including discussion with the auditor.

Owner questions were addressed by management regarding operating costs, reserve funding, and assessment planning. Management stated that efforts remain focused on cost control and revenue generation, and no special assessment for reserves is anticipated. Management further noted that a special assessment for reserves has not occurred historically.

### **Interval International Update**

Christopher McGill, Interval International, provided an overview of 2025 exchange activity for GC8 owners.

Highlights included:

- Top owner travel destinations included Mexico and Orlando, followed by the Rockies and Hawaii.
- A majority of exchange requests were confirmed instantly or within 60 days.
- Most exchanges were confirmed into Elite or Premier-level properties.
- Owner satisfaction with exchanges remained very high.

Owners were encouraged to submit questions via chat or contact Interval International's Exchange Support Department for additional assistance.

### **General Manager Report**

Jason Bretz, General Manager, provided an update on resort operations and property improvements, noting:

- Recognition of Fernando Pezo as Employee of the Year and continued designation as a top workplace in Colorado.
- Over 8,000 owners, approximately 89% sold inventory, and occupancy exceeding 91% year-to-date through February.
- Recent amenities and upgrades including enhanced children's pool features, upgraded flooring and carpets, new recreational amenities, digital door locks, expanded lobby bar offerings, fitness updates, and additional residential units.
- Sustainability initiatives, including energy savings from hot tub covers and increased electric vehicle charging usage.
- Planned projects including property-wide Wi-Fi upgrades, additional carpet installations, courtyard furniture replacements, and dining room furniture replacement in Building 3.

### **Breckenridge Ski Resort and Community Update**

Stephanie Bristley shared updates on ski operations, infrastructure projects, and community events.

### **BGV Development and Master Plan Update**

Michael Dudick presented updates on BGVARM development initiatives, including:

- Development of 88 workforce housing bedrooms and 16 Independence Townhomes.

- Planned traffic and infrastructure improvements, including a new roundabout at Park Avenue and French Street and improvements at Park Avenue and Ski Hill Road.
- Overview of the Imperial mixed-use resort project, with the first phase anticipated to open in December 2027, followed by phased completion through early 2029.
- Clarification that HOA-funded amenities will remain exclusive to each respective property's owners and guests, with shared access limited to public venues such as restaurants and spas.

### Questions & Comments

A general Q&A session was facilitated by Lindsay Reinwand, with responses provided by management and BGV leadership.

Topics included:

- Owner reservation processes and availability requirements.
  - Imperial development timelines and phased amenity openings.
  - Clarification on amenity access and capacity constraints.
  - Property security measures and spa noise mitigation.
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- As many questions were asked and answered, please refer to the Annual Meeting Recording for full details. [GC80A Annual Meeting Video- April 3, 2026](#) : Password: GC826AnnualMeeting

### Adjournment

The 2026 Annual Meeting was adjourned by Barry Chasnoff at 2:23pm MT.