



**MINUTES OF THE  
ANNUAL MEEING OF THE MEMBERS OF  
THE CHRISTIE LODGE OWNERS ASSOCIATION, INC.  
Friday, October 2, 2020  
Avon, Colorado**

**I. CALL TO ORDER**

Mr. Gary Kujawski welcomed the owners, introduced himself, and thanked everyone for attending the virtual webinar meeting. The Annual Meeting of Members (the “Annual Meeting”) of The Christie Lodge Owners Association, Inc. (the “Association”) was called to order at 9:03 a.m. Mountain Daylight Time on Saturday, October 3, 2020 at the Christie Lodge, Avon, Colorado, in the Beaver Creek Room, by Mr. Gary Kujawski, Vice President of the Association. Mr. Kujawski went over the general virtual meeting announcements and how to vote using our Zoom Poll system during the meeting using VotingPlace.net and that owners will need their owner’s number to vote. Mr. Gary Kujawski introduced the Association Board of Directors: Mr. Bill McReynolds, Mr. Allen Robinson, Mr. John Mertens, Mr. Jonathan David, Mr. Ted Langworthy, and Mr. Tim Fisher. Mr. Gary Kujawski also introduced the Committee Members: Ms. Christina Blackmon, Mr. J. Raymond David, Ms. Kristen Nostrand, Ms. Jonasue Phillips and Mr. Dick Wessel. Also introduced was, Mr. Jerry Oliver, Association Council.

Mr. Gary Kujawski advised that the meeting would follow the agenda included in the owners’ meeting packet, and would proceed informally to the degree possible, stating Roberts Rules of Order apply and if contested, Mr. Tim Fisher would serve as Parliamentarian. Mr. Gary Kujawski described the motion procedures will be first and seconded by the Board of Directors present in the room when addressing the meeting, clearly stating their name, city and state in order to have the proceedings properly documented into the written record. When ratifying a motion, owners were asked to use Zoom Polling. Mr. Gary Kujawski requested that all questions will be addressed at the conclusion of the Annual Owners meeting.

## **II. PROOF OF NOTICE OF ANNUAL MEETING**

- A. Proof of Notice.** Mr. Gary Kujawski offered the Certificate of Mailing of Notice of the Annual Meeting on October 03, 2020, as executed by Lisa Siegert-Free, Managing Director and General Manager, certifying that the Notice of Annual Meeting was mailed to all owners of record on August 18, 2020.
- B. Establish Quorum.** Mr. Gary Kujawski explained that there are 15,529 possible votes in The Christie Lodge Owners Association, Inc. comprised of 19 commercial units which have 51 votes each; 3 remaining whole residential units that have 52 votes each; and 277 timeshare units with 52 votes each. A quorum for a meeting is 10% of the total, or 1,553 votes. He received a tabulation of the owners in attendance in person or by proxy, which was prepared by Mr. Eric Lickteig, CFO. Mr. Gary Kujawski noted that there were 4,457 votes present at the meeting in person or by proxy; he declared that a quorum was present, and declared an official Annual Meeting of the Christie Lodge Owners Association.

## **III. READING OF THE MINUTES OF THE PRECEDING ANNUAL MEETING**

Mr. Gary Kujawski then asked for a motion to waive the reading of the prior year's minutes and approve the minutes of the 2019 Annual Meeting. Tim Fisher (city) made a motion to waive the reading of and approve the prior year's minutes and John Mertens, (City) seconded the motion, which passed by acclamation. Waiver of reading of 2019 Annual Meeting Minutes was ratified via Zoom Poll. Another motion was made to approve the 2019 Annual Meeting Minutes via Zoom Poll. 1st motion – John Mertens, 2nd motion – Jonathan David. Approval for the 2019 Annual Meeting Minutes was ratified via Zoom Poll.

Mr. Gary Kujawski explained that there would be a change in order of agenda in order to give extra time for owners to vote online for the Nomination of Candidates for Election to Board of Directors.

#### IV. NOMINATION OF CANDIDATES FOR ELECTION TO THE BOARD OF DIRECTORS

Mr. Gary Kujawski explained the eligibility requirements of candidates.

**A. Explanation of Eligibility Requirements and Election Procedures.** Mr. Gary Kujawski stated that owners will be voting to fill three director positions. He explained that owners must be in good standing and be current on payments of assessments to the lodge; submit a resume to the Association prior to August 1<sup>st</sup>; 2020 and interview with the Board Recruitment and Nomination Committee. Mr. Gary Kujawski also stated that there cannot be a majority of Board members from any one state.

Mr. Gary Kujawski introduced Ms. Jonasue Phillips, Recruitment and Nomination Committee Chair. Ms. Phillips referred owners to the candidate resumes in their meeting packets and announced the four slate of candidates. Ms. Phillips then called for a motion and second to nominate the slate of candidates. 1st motion – Tim Fisher, 2nd motion – Allen Robinson , moved to nominate the slate of candidates. The motion was approved to nominate the slate of candidates via Zoom Poll.

Each of the following candidates spoke briefly regarding their timeshare ownership at the lodge and their personal qualifications: J Raymond David (Pilot Point, Texas), John Mertens (Cary, Illinois), Ted Langworthy (Kingsland, Texas), and Rebecca Kalahiki (Evergreen, Colorado).

#### V. APPOINTMENT OF THE ELECTION INSPECTORS

Mr. Gary Kujawski explained this inspection will be handled by an independent voting software, [Votingplace.net](https://www.votingplace.net). Mr. Gary Kujawski asked for a motion and a second to waive in person election inspectors and move forward with the independent software. 1st motion – Jonasue Phillips, 2nd motion – Jonathan David made the motion to waive the election inspectors. Mr. Gary Kujawski called for a vote via Zoom poll, and the motion, was made to approve the waiving of election inspectors.

## VI. ELECTION AND VOTING

The election of directors proceeded by a separate email from [Votingplace.net](https://Votingplace.net) with the email sender as [votechristielodge@votingplace.net](mailto:votechristielodge@votingplace.net) containing owners voting link and to please make sure the email is not in your junk/spam folder in email. Mr. Gary Kujawski explained owners would need their owner number in order to place their electronic vote. Owners would be voting and electing 3 board members by checking the boxes accordingly. After checking 3 boxes, press “Submit your vote” and your vote will be cast. An Owners vote will not be counted unless they are attending the virtual meeting.

## VII. REPORTS OF COMMITTEES

Mr. Gary Kujawski requested reports from the various committees of the Board and introduced Mr. J. Raymond David, Chairman of the Audit Committee, to present the Audit Committee report.

**A. Audit Committee.** Mr. J. Raymond David, Audit Committee Chair, confirmed that we received a clean opinion. He referred the owners to the audit report in their meeting packet. He pointed out that on the balance sheet we have increased almost \$1M in total assets and added to our replacement fund of \$1,145,000. We now have \$5,710,000 in the bank.

**B. Legal Committee.** Mr. J. Raymond David introduced Mr. Tim Fisher, Legal Committee Chair. Mr. Fisher reported that that there are no pending legal issues and this is due to the management that is doing well mitigating risk and he has nothing to report.

## VIII. REPORTS OF OFFICERS / MANAGEMENT

Mr. Tim Fisher introduced Ms. Lisa Siegert-Free, Managing Director and General Manager of the Lodge. Ms. Siegert-Free welcomed and thanked the owners for attending the virtual meeting and introduced the Executive Staff Members in attendance. Ms. Siegert-Free’s presentation included a comparison of owner maintenance fee costs to the industry average, noting that Christie Lodge fees are significantly lower with other resorts including resorts in the Vail Valley. Ms. Siegert-Free stated that rentals are a popular part of our revenue and we were affected by COVID-19 this year. In addition, Ms. Siegert-Free presented Christie Lodge’s NPS (National

Promoter Score), which is above the national average for hotels and explained online reviews, like Expedia results, Trip Advisor, Yelp, and Facebook. Ms. Siegert-Free presented information on industry statistics on timeshare ownership. Ms. Siegert-Free discussed Colorado's state wide safety order during COVID-19 and the lodges safety procedures when guests visit the Christie Lodge. Ms. Siegert-Free went over Vail and Beaver Creek's new offerings, the new COVID-19 rules for purchasing a ski pass. Epic pass holders will now need a reservation. She also presented on local activities, restaurants, wineries, breweries, and the Eagle-Vail airport. Ms. Siegert-Free gave an update of the Christie Lodge's support of the local communities such as the fall Eagle River Clean-up. The Christie Lodge is also a supporter of the Roundup River Ranch and Christel House and raised funds for 13 golf tournaments. Unfortunately, due to COVID-19 we were unable to participate in this year's golf tournament.

Ms. Siegert-Free introduced Mr. Rick Dameron, Executive Director of Operations. Mr. Dameron presented on projects, renovations, and reservations at the lodge. Mr. Dameron stated that project WOW is now complete. Mr. Dameron presented photos of the extensive garage structure repairs. Mr. Dameron presented photos of the recent painting of the outside of building and discussed the new fire alarm control panel that was installed. Mr. Dameron presented capital expense items being installed such as, larger TV's, Murphy Beds in living room and Platform Beds. Mr. Dameron presented that 20% of maintenance fees goes to capital reserve and he discussed the capital reserve funds and how they get funded. Mr. Dameron explained information on owner surveys and how the information we receive is used. He presented pictures of new directional signs that have been placed around the lodge. Mr. Dameron also presented information from the reservations department reminding owners to book 360 days in advance or as far as advance as possible to make sure you get your reservation in.

#### Introductions:

Mr. Rick Dameron thanked everyone for their time and introduced Chris McGill from Interval International. Mr. Chris McGill, Interval International, gave a brief summary of how to book an exchange through Interval International that 21% of people come to the Rockies. Mr. McGill went over the statistics of the Christie Lodge and their high Exchange program with charts showing owners success of getting great trading value. Mr. McGill said if you are interested in a specific area to submit your request to Interval International to search all resorts in that area to "cast your net wide" and that will give you a better shot at an exchange versus looking daily for availability.

He informed owners that Interval International has four tiers, with 120 elite resorts. Chris McGill went over the customer satisfaction index and how satisfied Interval's owners are when going to the Christie Lodge.

## **IX. UNFINISHED BUSINESS**

Mr. Gary Kujawski announced there was no unfinished business.

## **X. NEW BUSINESS**

**A. Announce All Election Results.** Mr. Gary Kujawski announced all election results and to please congratulate candidates, J Raymond David, Ted Langworthy, and John Mertens. Mr. Gary Kujawski then asked for an assessment/reserves resolution and explained that the excess operating money would be moved to capital resolutions to comply with the IRS requirements that the Association. Mr. Gary Kujawski read the following amendment:

### **B. Assessment / Reserves Resolution**

RESOLVED, any amounts collected by or paid to the Association in excess of operating expenses for the fiscal year end June 30, 2019 shall be set aside for future major repairs and replacements and allocated to capital components as provided by the guidelines established by Revenue Rulings 70-604, 75-370 and 75-371. Such amounts shall be deposited into financially secure, interest bearing accounts. Any amounts so added to the capital replacement reserves shall be allocated to the various components at the direction of the Board.

FURTHER RESOLVED, any excess amounts added to capital reserves instead of being rebated to owners or applied to next year's assessments shall be used for capital reserves.

FURTHER RESOLVED, any 2019-20 assessments received prior to June 30, 2019, the Association's fiscal year end, shall apply only to services required to be performed in the following fiscal year and shall be deemed to be held in escrow by the Association against payments for the next year's fiscal services.

FURTHER RESOLVED, the Board is to take all actions necessary or appropriate to make capital reserves and excess funds at year ends non-taxable, including stating a separate itemization for capital reserves on the assessment statement, separating capital reserves from operating funds of the Association and depositing any early receipts into an escrow account.

Mr. Gary Kujawski said we need a motion and a second to make a Capital Reserve Resolution. 1<sup>st</sup> motion – John Mertens, 2<sup>nd</sup> motion – J Raymond David made the motion. Mr. Gary Kujawski called for a vote and the motion, was made to approve the Capital Reserve Resolution via Zoom Poll.

Mr. Gary Kujawski asked for a motion to pass the resolution ratifying all Board of Director Acts as presented. Mr. Gary Kujawski asked for a motion to pass the resolution as presented. 1st motion – Tim Fisher, 2nd motion – Ms. Jonasue Phillips made the motion. Mr. Gary Kujawski asked if there was any discussion. Mr. Gary Kujawski called for a vote and the motion, was made to approve the resolution ratifying all Board of Director Acts as presented via Zoom Poll.

Mr. Gary Kujawski asked if anyone has any other NEW BUSINESS. He indicated that owners would need to raise their hand in Zoom and ask to unmute their microphone and will be given a maximum of 2 minutes to speak.

Mr. David Neumann, questioned how are our capital reserves currently invested and at what financial institution and at what financial interest rate. Lisa Siegert-Free answered Mr. Neumann's questions.

Mr. & Mrs. Jim and Judy Taylor, feels the Zoom works really well and hope we do so next year. Mr. David Neumann had a follow-up questions, whether our funds our insured by the FDIC. Lisa Siegert-Free addressed the question.

## **XI. ADJOURNMENT**

Mr. Gary Kujawski called for a motion to adjourn the meeting. 1st motion – Ms. Kristen Nostrand, 2nd motion – Mr. Ted Langworthy made the motion. The motion to adjourn the meeting was passed by acclamation at 10:45 a.m. MDT and the meeting was adjourned.