

**GRAND LODGE ON PEAK 7 OWNERS ASSOCIATION
ANNUAL MEETING MINUTES
SATURDAY, DECEMBER 4TH, 2010**

Attendance:

Rob Millisor Executive Vice President – Breckenridge Grand Vacations
Mike Millisor President – Breckenridge Grand Vacations
Mike Dudick Director of Marketing – Breckenridge Grand Vacations
Kit Armour General Manager – Breckenridge Grand Vacations
Kelley Jensen Director of Guest Services – Breckenridge Grand Vacations

Call to Order –

The meeting was called to order by Rob Millisor at 1:30pm and a quorum was established.

Introductions –

All members and owners were introduced .

Changes to the Agenda –

No changes

Project Status Update –

Kit Armour presented the current status of Grand Lodge:

- Phase 3 on schedule for opening December 18th
- A dry-run will be conducted on December 8th to establish any last minute construction or maintenance issues.
- Construction on Phase 4 will begin summer of 2010 with a scheduled completion in December of 2012.
- There will be an outdoor pet area built between the North and South Buildings
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Sales Status Update –

Rob Millisor presented the current status of sales with Grand Lodge:

- Sales are currently on track, with current YTD running 40% ahead of projection.
- Project is currently 43% sold out
- Projected to do \$49m in sales for 2010
- Currently have sold \$120m
- Project expected to sell out December 2014 with sales target of \$210m

2010 Budget Review

Kit and Rob discussed the budget and income statements for 2010 as well as the budget for 2011. Rob added that the 2010 budget was an estimate, as there was no history on which to build the budget. There were some areas where the actual expenses were higher than projection based on this projection.

2011 Budget Review

The 2011 budget is projected with a 15% increase over 2010. This increase is based on the fact that budget items were not included in the 2010 budget, or expenses were higher than budgeted in 2010.

Comments

An owner commented that the fitness center and grotto have easy access from the outside and many times the spa staff has to step away leaving the front desk open for anyone to enter. Many guests come in to the locker room with ski equipment etc. A suggestion was made to put a lock on the doors to both the fitness center and grotto. This is currently being reviewed.

Another owner requested an on-line booking system for bonus time and owner weeks. Kit explained the challenge we have had in the past with on-line systems and currently there is no plan to provide that service. We believe that hands-on service is what separates our team from all the others and we can provide much better service than an on-line impersonal system.

Election of the Board

Board of Directors

Rob Millisor

Stuart Smith

Advisory Committee

Stan Katz

Linda Cole

Jim Cowles

Mike Hedensten

Rob Matzke

Adjournment

Rob and Mike thanked everyone for attending. The meeting was adjourned at 3pm.

Minutes prepared by Kelley Jensen