

**TELLURIDE LODGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
May 20, 2019 AT 4:00 PM**

MINUTES

CALL TO ORDER

President Lynn Sherlock called the meeting to order at 4:00 p.m. A roll call was taken and a quorum declared.

Present in Person: Lynn Sherlock

Via Phone Conference: Greg Batie, Carl Luff & Andrea Rike

Staff: Karyn Marolf, Office Manager, and Curtis Marble, Maintenance Manager, present in person.

Matt McEvoy sent an email with his resignation to the Board prior to the meeting. He let the Board know he did not have the time to commit to Board matters due to family responsibilities.

Approval of Minutes: April 22, 2019 minutes were approved as presented as there were no changes.

All were in favor.

REGULAR SESSION

Review and Discussion of 04/22/2019 meeting:

1. **Unit 527-** The owners reported they hope to have unit 527 completed by May 31st.
Unit 327-This unit is almost complete and the owners are hoping to move in June.

2. **Revising Renovation Guidelines.** After discussing potential changes to the Renovation Guidelines in April, the board asked President Lynn to contact Tom Kennedy to ask him to review the guidelines and proposed changes. Hallie and Ken Golden's suggested changes were also included in the documents sent over for review by Tom Kennedy. Tom reviewed the Renovation Guidelines and returned to the board an edited redline version. Tom Kennedy also sent to the board his suggestions for a Governance Policy which if adopted would allow the association to legally fine owners who are out of compliance. Lynn sent Tom Kennedy's redlined Renovation Guidelines and the TL's Governance Policy to all the Board and requested their input. Several board members had questions they felt needed to be clarified. Lynn asked the board to her send any additional comments or questions on the proposed guidelines and governance policies in the next couple of weeks. Once all comments are received, they will also be sent to Tom Kennedy for his review.

3. **Spring Clean-up-**The walk through on the spring clean up has been delayed due to snow. Lynn and Greg will do a walk through when weather allows and Greg is in town to address areas that need addressing.
4. **Bike Registration:** A notice was sent to owners that a bike sticker is required on all bikes at the Telluride Lodge. As of date Karyn has had one inquiry. Curtis will be looking at all bikes and removing any bike that is not identified.
5. **Town of Telluride Southwest Area Master Plan:** Lynn and Molly attended the last meeting. The next meeting will be held May 21st @ 10:00 am Rebecca Hall and there will be more information what the Town has in mind for Southwest area.

Maintenance Manager Report-Curtis

- a. **Unit 329 Water Leaks:** The water has stopped flooding the basement and the owner feels the water was coming from the White House water main leak. Once the water main leak was repaired the water stopped flooding the basement. Curtis didn't feel this White house leak had anything to do with the water problem in Unit 329. Curtis also reported that unit 329 was one of the first units to renovate into their basement. The renovation is 15 years old and Curtis felt it was never properly water proofed with a perimeter drain. Curtis also reported that the unit did not have a sump pump installed with the expansion. The owner is looking into options to deal with this issue but no definite plans at this point.
- b. **Tree Trimming:** The tree trimming is in process. There are 16 trees that need removed or addressing. Curtis has applied for city permits and stated that fees should be waved by the city because the trees to be removed are dangerous.
- c. **North 500 building breezeway:** The engineering report on the proposed construction work to address the 510 leaking via the breezeway is done. Curtis will be meeting with the Town Building Department on May 21. This project will start ASAP. Curtis estimated the costs of this work to be approximately \$20,000 which will be included in the budget for next year.
- d. **Sealing crack repair of parking:** Driveway repairs are planned as soon as weather permits.
- e. **Fire suppression leak:** Curtis reported he has a leak that needs repaired, and he will be dealing with that issue.
- f. **Hot Tub:** The code has not been changed in several years on the hot tub and Curtis feels it is time to change it. The board also discussed putting cameras in this area.
- g. **Deck repairs:** The deck repairs on 402, 406 and 322 are planned this summer. Curtis estimates the costs of these repairs to be between eight to ten thousand dollars each. They will also be added to next years budget.

Office Manager Report-Karyn Marolf

- a. **Past due accounts:** Unit 306 is the only past due account over 60 days, and Karyn will send a collection letter.
- b. **Cash balance report:** The cash balance for Telluride Lodge as of May 20, 2019 was \$277,121.00.
- c. **3rd Quarter Budget vs Actual:** The 3rd quarter Budget vs Actual is within 75% on the majority of items. Karyn sent a draft budget for 2019/2020. The 2019/2020 budget has to be finalized and sent to owners no later than June 20, 2019. Karyn will make corrections/changes and resend to the Board for comments.
- d. Karyn will meet with Danny Craft at Alpine Bank to get the savings moved from Bank of the West in Montrose to Alpine Bank in Telluride.

New Business:

- a. **Board Member seats:** The Telluride Lodge has a 7-member Board and currently there are 3 vacant seats. Lynn Sherlock and Greg Batie are up for re-election. Lynn has agreed to run for another 2-year term and Greg is not sure if he will seek another term. Carl and Andrea's terms will be up in 2020. As it stands there are 4 openings if Greg decides not to seek another term.
Please be soliciting the owners to serve on the Board.

Next Meeting Date: Monday June 17, 2019 @ 4:00 p.m.

ADJOURN: A motion was made by Andrea Rike to adjourn the meeting. Carl Luff seconded the motion. All were in favor and the meeting was adjourned at 5:40 p.m.