Telluride Lodge Homeowners' Association Board of Directors

2/24/26 (rescheduled from 2/17/26)

Attendance

Board Members: Kevin Hogan, Dave Cordell, Carl Ebert and Robert Wylie, Tracy Boyce

Homeowners': Carrie Koenig, Molly Herrick, Sally Blouse, Patty McIntosh, Lynn Sherlock

Staff: Megan Masters, Office Manager, & Tony Jeminez, Maintenance Manager

Called to order

Kevin Hogan Called the Zoom Meeting to order @ 5:04p.m.
A roll call was taken, and a quorum declared.

January meeting minutes were approved. The agenda for this meeting was approved.

Summary

Quick recap

The board meeting focused on several operational updates, including construction progress on units 539/540 and maintenance issues with gas meters and sewer lines that need replacement. The board also addressed insurance updates from Carl, who reported significant savings through a new carrier agreement, and reviewed voting procedures following Carrie's motion to change election processes, though the board interpreted this differently than Carrie intended.

Summary

Construction and Utility Updates Meeting

The meeting covered updates on construction progress, including framing work and window wells for units 539-540 and 513-514, with no significant delays despite some absences. Black Hills Energy will replace 12 gas meters this year, affecting units 306, 310-311, 313-315, 420-421, and 524, with minimal impact to residents as the utility company will handle reactivation of systems. Carl reported a new insurance deal that will save $42,000 annually, with a $21,000 refund from canceling the previous policies, while Kevin provided an update on the EV project, noting progress at a "snail's pace" with the grant deadline extended to 2027.

Voting Process Review

The board reviewed electronic voting participation, which reached 63 responses, and Carrie requested the annual meeting recording be recirculated to clarify the motion about changing the election process to electronic voting. The board scheduled the next meeting for March 16th at 5pm.

Next steps

- Megan: Send out another electronic voting reminder to homeowners, preferably tomorrow morning.
- Kevin: Re-circulate the recording of the annual meeting with Carrie's notes to the Board regarding the motion on electronic voting for Board Members.

The next meeting has been scheduled for March 16th at 5pm.

Meeting adjourned at 5:20pm