

# **Telluride Lodge Community Forum 5/10/23 Document**

## **Provided by Joanna Spindler, Forum Moderator**

### **Overview:**

Although contentious issues are to be expected in a community with many households and perspectives, attendees quickly hit their stride with the forum's friendly and organized format. A wide range of ideas and opinions were expressed with civility, despite differences.

### **Topics:**

#### **1) Results of fences and gates survey:**

Commentators noted disagreements with the authorship, format and content of the survey. It was also noted that 87% respondents is a great response and that HOA leadership is comprised of volunteers and doing their best. Attendees expressed tense email communications from community members about fences and gates; newer owners noted that their units were sold to them with existing fences, gates, courtyards etc. The idea of formal leases for enclosures was brought up, as were desires for parity and equal treatment of all owners. It was noted by multiple attendees that complications are continually created by the appearance of different levels of regulation for different homeowners, and that language the by-laws may call for updates and/or legal review.

#### **2) Community Property Enhancements:**

After the reading of some sample ideas for enhancements, attendees recommended a range of possible improvements like added storage in the halls and unused alcoves, solar and geothermal improvements, many comments about more bike storage with bike wash station(s), improvements to the spa like new exercise equipment, shared outdoor cooking areas or gardens, and stairwell maintenance. This last suggestion was noted as already in progress by HOA maintenance team. It was expressed that curb appeal could use improvement and that many residents could offer skill sets useful to this process; another attendee strongly recommended foregoing a volunteer team in favor of hiring professional assistance for such a project. It was also noted that the common land owned by Telluride Lodge provides great value to individual properties.

#### **3) HOA Board Qualifications and Openings:**

After a reading of the qualifications for Board positions, several attendees expressed interest and shared their introductions and qualifications. Ashley Story stated express interest in serving on the Board. Carrie Koenig, Dave Rothermel, and Sarah Milder noted their interest -with some reservations- in running as well. It was noted that four openings are coming available at the annual meeting in June and that all present members of the HOA Board are qualified per the Bylaws and will be running again. (Note: for the full statement of interest/ introduction of each potential HOA Board candidate, I recommend hearing it straight from them, sans summary, in the recording of the Zoom meeting.)

#### **4) Open topics:**

Current/ incumbent HOA board members were asked to state their interest and qualifications as well. Dave Cordell, Kevin Hogan, and Carl Ebert stated their interest, introductions and qualifications, which can also be heard straight from them in the Zoom recording.

Gratitude was expressed to current board members for their work amidst many growing pains for the TL community and Telluride at large. An attendee mentioned their feelings on the lack of representation of women, newer owners, and upper unit owners on the Board. It was also noted that representation of upper and/or lower unit owners on the Board have frequently fluctuated in the past. An attendee remarked that all upper units were originally designed with balconies. Window wells added later in time were brought up as an example of allowed additions and contrasted with regulations against balconies, in the vein of differing regulations affecting owners in inconsistent ways. It was noted that despite disagreements, any contentious subject would eventually be brought up for vote and that people could approve or decline bylaw changes through that venue, and that focusing on win-win agreements could bring great success.

#### **Themes:**

Your community showed up for this meeting in far greater numbers than the initial Community Forum, which is to be commended. Congratulations on the transparency and potential for action that you have co-created by hosting these fora. In a time of growing pains across our region, Telluride Lodge seems to be experiencing the pull of evolution in very real ways, and the feelings of unit owners are understandably involved. As an outside observer, I was pleased to see that the personal format of the meeting allowed attendees to be heard and, I believe, validated in a neighborly fashion. I can see a positive future for you all as you seek the best for your shared community!

#### **Disclaimer:**

It was my pleasure to work with your community as facilitator for this meeting. I strive to make space for all voices and to cordially hold all attendees to standards of civility. I am not qualified to make any legal recommendations to your community based on my role within this meeting; the above are merely summaries of commentary without personal slant. I will not be commenting to Telluride Lodge members or anyone else regarding this meeting and will keep private all opinions expressed in the Forum. Further action belongs within your community and I wish you progress in ways that will benefit all. Thank you!