

**TELLURIDE LODGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
March 18, 2019 AT 4:00 PM**

MINUTES

CALL TO ORDER

President Lynn Sherlock called the meeting to order at 4:09pm. A roll call was taken and a quorum declared.

Present in Person: Lynn Sherlock, Carl Luff

Via Phone Conference: Greg Batie & Andrea Rike

Staff: Karyn Marolf, Office Manager & Curtis Marble, Maintenance Manager

Approval of Minutes: February 11, 2019 minutes approved as there were no changes.
All were in favor.

REGULAR SESSION

Review and Discussion of 02/11/2019 meeting:

- a. **Unit 527-** Unit 527 had their closing and is now owned by the Burns. The Burns have been waiting on structural engineering drawing in order to receive their approval letter. The engineering drawings were acquired during this meeting and sent to the Board.
Motion by Carl Luff to approval preliminary approval letter for unit 527 (Burns) to apply for a building permit, 2nd by Andrea Rike. All were in Favor.

- b. **Revising Renovation Guidelines:** Lynn has been working on the new draft renovation guidelines. Attorney Ken Golden sent Lynn his list of items he felt needed added to the guidelines and approval letters.
 1. The date of the construction completion deadline must be established at the outset of the project.
 2. Make it clear that the HOA must be provided with architectural and/or engineering drawings prior to granting preliminary approval for building permit application, but approval of structural plans is the responsibility of the Town of Telluride Building Department not the HOA.
 3. CCIOA (Colorado Common Interest Ownership Act) language needs to be added for the imposition of fines for failure to complete a renovation project.

4. Lynn called TL's insurance company in regard to surety bond requirements. She was directed to a bond specialist who told her that surety bonds must be required by federal, state or municipal law. The Telluride Lodge HOA does not meet requirements for issuance of surety bonds. Andrea volunteered to look into the surety bond issue. Lynn suggested that the current requirement for surety bonds be removed pending further research. Lynn will draft changes to the guidelines and send a draft to board for review and comments.
- c. **Two vacant Board positions:** Karyn reminded the board that the two vacant Board member seats will need to be filled with the remaining terms of each seat in order to keep the rotation of Board Members in sequence. One seat will need to be filled for one year and the other is a two-year term. Lynn, Greg and Matt's board seats are all up for election to another two-year term. Karyn will send out an email to all the owners to see if they are interested in running for a Board position, and to request they send letters of intent.

Maintenance Manager Report-Curtis

- a. **Unit 327 remodel:** The new owners of Unit 327 were required to do asbestos mitigation. The asbestos mitigation is finished and the report is complete with a copy in the office. The project is approved to move forward.
- b. **Units 513, 519 & 510 deck complaints:** Greg did a walk-through last month and found several decks not in compliance with the house rules. Lynn suggested the board wait until spring when the snow melts to address deck clutter.
- c. **Unit 510 Water Issue:** Curtis reported no more water in unit 510 as of date, and he has requested engineering direction.
- d. **Trash removal:** TL has experienced issues with Waste Management for last couple of years. Recently they have failed to pick up the trash. It was decided to switch to Bruin Waste Management. Bruin is in the process of delivering trash containers to fit in the current TL trash enclosures.

Office Manager Report-Karyn Marolf

- a. **Past due accounts:** There are no owners over 60 days past due at this time
- b. **Cash balance report:** The cash balance for TL as of March 18, 2019 was \$258,634.00. Karyn went to the Bank of the West in Montrose and closed the operating account in the amount of \$195.22 and the capital account with a balance of \$376.16 for a total of \$571.38. The \$571.38 was transferred to the excess savings account. The Town of Telluride water department increased water by 70% and sewer by 30%. This will double TL's water and sewer bill. Snow removal will also be over budget due to a big snow year. Karyn and Lynn will work on sending a letter to the water department on reading the meter that goes to the outside sprinkler system to avoid paying sewer fees on water that is used for landscaping.

Carl reported that he went to Alpine Bank to see about moving the excess saving from Bank of West to Alpine. Bank interest rate are still very low. Carl will look into putting some of the excess funds into laddered CD's. The board gave their approval for Karyn to move the excess account to Alpine Bank.

New Business:

- a. **Catering for annual meeting picnic:** The board all agreed to hire Oak to cater the annual picnic in July.
- b. **329 Water issue:** The owner found water in the basement. The snow was pulled away from building, and as of date we have no report on where the water is coming from.

Set Next Meeting Date: Monday April 22, 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 4:50 p.m.