

TELLURIDE LODGE HOMEOWNERS' ASSOCIATION

ANNUAL MEETING MINUTES

June 14, 2025 | Telluride Lodge

Coffee & Conversation: 8:30 – 9:00 a.m.

Call to Order: Board President Kevin Hogan called the meeting to order at 9:20 a.m.

Welcome & Quorum Confirmation

- Kevin welcomed attendees, noting a great turnout. A quorum (30% of 112 units) was met with 58 total votes represented: 24 by proxy, 34 in-person (including 5 Zoom attendees with proxy to owners' present).
- The Board thanks Karyn for all her years at TL and we wish her well in her retirement. The board is working on how they will be replacing Karyn. The board thanks Marty, Ernie, Lancia and Tony for their contributions to making this meeting happen.
- Agenda Approval: Motion to approve the 2025 annual meeting agenda. No objections.

Introductions

- The meeting begins with introductions of homeowners introducing themselves by name/unit and including details about themselves. Staff members Karyn Marolf (Office Manager) and Tony Jimenez (Maintenance Manager), and recognized Marty Tapia for his continued support.
- Board Members Present:
 - - Kevin Hogan, President
 - - Magan Master (filling Andrew Davis term -ends 2025)
 - - AJ Milder
 - - Dave Cordell
 - -Brooke Mallette
 - - Carl Ebert, Treasurer (Zoom)
 - -Lu Holland (unable to attend)

Approval of 2024 Meeting Minutes

- Motion to approve June 15, 2024, minutes: Motion by Megan Masters to approve the 2024 annual meeting minute Second by Brooke Mallette. Approved unanimously.

Board of Directors' Report

- Highlights from the past year and ongoing initiatives:
 - - Replacing maintenance manager Ethan with Tony
 - - Thanks to Carl for all his work on getting replacement insurance at a lower cost and his continued search for better rates.
 - - Property improvements such as the eastside easement, paving and tree removal are in the works.

- - Gym room is in the process of being put in the old laundry room and will open soon. This project will be done by donation of equipment and time, no cost to the HOA. Thanks, Megan, for heading up this project.
- -Infrastructure upgrades, Dave is working on sewer line replacement and electrical improvements (new 3 phase) and SMP is providing the conduit and electrical line. The town is in the process of lining their sewer lines with a 50-year warranty. TL is working to get this done at the lodge and trying to get this done while this company is in town. The process requires scoping the lines to see if the lines can be lined. If lining the sewer lines ends up being doable it will allow the sewer to be repaired without digging up the sewer line and replacing them. The current estimate is around \$130,000. The town is currently getting their lines done this summer. TL needs to decide soon if they want to get this done while this company is in town doing the Town of Telluride.
- Sewer Laterals: New remodel standards will require lateral sewer line inspection and replaced if needed during renovations and clean-outs must be added.
- - Pacific Street Improvement will be starting next month. The town will be widening the road and adding a 10-foot sidewalk on the south side for emergency egress. On the TL side the Town wants to remove the existing sidewalk and replace it with free green space lined with trees, creating a natural barrier. The town will provide water for landscaping maintenance. This landscaping will not cause any current loss of parking space. TL will gain a couple of parking spaces when the town has removed two trees on the east side of 300 buildings. The town will also be installing new storm drains and that will help eliminate the water that drains into the parking lot. The town has a complete timeline for October of this year.

Operations & Upcoming Projects

- - Finish the electrical line between the 400 and 500 buildings
- - Continued building/trim repaint rotation
- - Asphalt replacement pending trenching route finalization

BREAK

Board Election

- Proxy certification for elections was done and ballots were distributed accordingly.
- Inspectors of elections to count votes per Bylaws are Lynn Sherlock, David Berry and Mary Hagan.
- Open Board Seats: Andrew Davis (term filled temporarily by Megan Masters),
- Candidates: Megan Masters, Dave Cordell, Kevin Hogan & Carl Ebert.
- Results:
 - - Dave Cordel: 52 votes
 - - Carl Ebert: 50 votes
 - - Kevin Hogan: 52 votes
 - -Megan Masters: 53 votes

Open Discussion Topics

It was brought to the Borads attentions that the option to vote for board members should be done electronically rather than by proxy so that all that cannot attend the meeting in person can cast their vote via electronically. It will encourage more owners to participate and feel that their vote counts. It was proposed that the associations make the necessary changes to the declarations or Bylaws to facilitate the change for next year 2026.

**Motion by Carrie Koenig to direct our Board to facilitate electronic board member elections for next year's annual meeting, seconded by Paterica Chandler.
Motion passed with majority support.**

Treasurer's Report: 2025–2026 Budget

- - IRS Resolution for Revenue 70-604. This is to allow for excess funds to be moved to the following year's assessments. **Motion by Todd Brown to approve the Revenue 70-604 to be moved to the following year assessment, 2nd by Molly Herrick. All were in favor.**
- HOA Dues increase and Budgeting: The board is proposing a 20% increase in HOA dues to address budget shortfalls primarily due to rising insurance costs. Carl explained that while a 20% increase would balance the budget at \$240,000.00 for Insurance premium. If a 5% increase was made it would leave a \$330,000 shortfall. Therefor the board is recommending a 20% increase, which will be implemented alongside a \$130,000 sewer lining project and electrical line between the 400 and 500 buildings \$35,000 to be funded by reserves. The Board will be working on developing a long-term plan for reserve funding and infrastructure maintenance, while also exploring potential revenue-generating opportunities on the property.

Motion by Dave Berry to accept the proposed 2025-2026 budget with the 20% HOA dues increase, 2nd by Molly Herrick Motion carried

Motion by Kevin Hogan to accept the proposed \$130,000 for sewer lining and 30,000 for electrical line for 2025-2026 budget to be paid out of reserves, 2nd by Ashley Story. Motion carried

Old/ New Business

- The proposed installation of a ductless electric air conditioning unit (Maestro Pro) is being installed in unit 341/342.
- Parking enforcement remains based one space per unit outlined in the parking rules. Overflow parking available at Clarks' Market. Tony is doing a great job of monitoring the parking lot.
- Silver Star will no longer be cleaning the halls/spas for exchange of housekeeping closets. Alex Cleaning has agreed to clean the halls and spa for the use of the housekeeping storge room in the 300 breezeway and one hall maid closet.

Adjournment

- Motion to adjourn; All were in favor
- Meeting adjourned at 11:26 p.m.

- Annual Picnic: Followed immediately after on the TL lawn, catered by Oak.