TELLURIDE LODGE HOA
BOARD MEETING

THURSAY, JUNE 25, 2026
5 PM MDT
VIA ZOOM

CALL TO ORDER / ROLL CALL / DETERMINATION OF QUORUM

The meeting commenced without a quorum at 5:01 PM MDT. Later in the session an additional board member, Brooke Mallete, attended and the quorum was met.

BOARD MEMBERS PRESENT (VIA ZOOM):	OWNERS PRESENT (VIA ZOOM):
Lu Holland	David Dove
Brooke Mallette	Lu Holland
Kevin Hogan	Patty McIntosh
Carl Ebert	Megan Masters
	Sally Blouse
	Lynn Sherlock
OTHERS PRESENT (VIA ZOOM):	**OTHERS PRESENT (VIA ZOOM):**
Scott Benge, Telluride Consulting, LLC	Tony Jimenez
Meredith Whitehouse, Telluride Consulting, LLC	

NOTICE OF MEETING OR WAIVER OF NOTICE

Notice of the meeting requirement was met.

OFFICERS REPORT

- A 10% dues increase that was passed at the Annual meeting will take effect on August 1st for the new fiscal year, requiring updates to deduction amounts.
- The proposed parking lot assessment did not pass.
- Preparations were underway for a proposed sewer assessment, which requires scoping the project (including manholes, mains, and laterals) before presenting a proposal to the community for a vote.
- Clarification is being sought from legal counsel, Tom Kennedy, regarding project responsibilities, distinctions between common and limited common elements, and billing for laterals.
- Telluride Consulting sent Requests for Proposals (RFPs) for sewer mapping and diagnostics to several companies, with two responses received so far. One of the responding companies, CNL, had already completed some of the necessary preparatory work and data collection, including CCTV and cleaning, while the other company, GPRS, was reviewing provided information.
- The Board was evaluating an increase to the current $150 flat fee for construction plan reviews, considering tiered or sliding scale options based on the value of the remodel. Any proposed changes to the construction fees will be shared with the community for a 30-day comment period prior to a Board vote at the next meeting.
- Transfer fees are being researched as a potential revenue source; while legally permitted, implementing a transfer fee would require an amendment to the declarations and a formal Ownership vote.
- Generating revenue through fees on short-term and long-term rentals was discussed to help offset the higher usage and maintenance costs associated with rentals.

- The declarations allow for reasonable administrative fees for the review of a lease, but charging a direct fee for the rental itself would likely require amending the declarations.

FACILITIES UPDATES

- Construction updates include completed siding and windows for units 513 and 514, drywall finalization and the start of interior tile work for units 539 and 540, and the start of forced renovations for units 424 and 425 due to a February plumbing issue.
- A proposal was received for replacing water meters, replumbing, and adding a pressure-reducing valve, with a secondary proposal from another plumber expected by the end of the month.
- Paving was completed on the northeast end of the 300 property where cottonwoods were removed. Work was underway to add and stripe, two to three additional parking spaces in that area.
- Fire suppression systems and backflow preventers were tested last month, and a report from FNF detailing any deficiencies was pending.
- The Canyonland Project was preparing to install a fence near the 300 building and is waiting for specific design preferences and requirements before proceeding. The planned fence must include a lockable gate to ensure continued access to a communication room used for landlines and a winter storage area located underneath the north entrance stairwell.

OTHER BUSINESS

- The expanded scope of work for Telluride Consulting, which was approved at the meeting, is planned to start on August 1st, although the updated engagement letter has not yet been signed and returned.
- Additional siding or trim work is needed in the stairwell leading to the bike parking area near units 512, and 514, where a section was removed and not replaced during recent exterior work.
- The repair must be completed properly to ensure it blends in and does not appear as a patch.

APPROVAL OF THE AGENDA

MOTION to approve the agenda was moved and SECONDED. PASSED unanimously.

A quorum consisting of four out of seven board members was established, which allowed for the formal approval of the meeting agenda.

NEXT MEETING

The next meeting was tentatively scheduled for Thursday, August 13th at 5:00 PM.

ADJOURNMENT

MOTION to adjourn was moved and SECONDED. PASSED unanimously.

The meeting was adjourned at 5:27 PM MDT.

ACTION ITEMS

S/N	ACTION	ASSIGNED TO	DUE
1			
2			
3			
4			