

**TELLURIDE LODGE HOMEOWNERS'  
ASSOCIATION BOARD OF DIRECTORS  
ZOOM MEETING  
February 06, 2024, AT 5:30 PM**

**MINUTES**

**CALL TO ORDER**

President Andrew Davis called the Zoom meeting to order at 5:30 pm. A roll call was taken, and a quorum declared.

**Board Members attendance:** Andrew Davis, David Cordell, Carl Ebert, Kevin Hogan, Bill Vaglieni & Patty McIntosh.

**Attending Homeowners:** Lynn Sherlock, Molly Herrick, Sally Blouse, Janie & Steve Goldberg, Bill Langford and Carrie Koenig.

**Attending from Town of Telluride:** Karen Guglielmore & Tara Ogren, Public Works Department

**Staff attendance:** Karyn Marolf, Office Manager and Ethan Alexander, Maintenance Manager

**Andrew made an opening statement to acknowledge the loss of Board Member, Joel Lee. He acknowledged there is sadness with his passing  
Joel will be missed.**

**Approval of Agenda:** Andrew would like to change the agenda to have Dave Cordell's report moved to the first item of business. Dave asked

Karen Guglielmore and Tara Ogren from the Town of Telluride Public Works Department to address the sewer easement. This easement is proposed on the northeast end of the 300-building open space and parking area. All were in favor of this agenda change.

**Approval of Minutes:** Minutes were approved as presented by all Board members.

## **REGULAR SESSION:**

**Board Officers Report:** The Town of Telluride Public Works Department met with Dave Cordell and Ethan regarding a proposal to run a new sewer line across the northeast end of TL property. This proposal would incorporate a portion of Telluride Lodge property to access the Town's sewer line that runs down Tomboy Street. The Town's current sewer line runs under the TL 300 building all the way to Pacific Ave. The Town will abandon that sewer line with the new proposed line. Dave asked Karen & Tara to join the HOA monthly meeting to present what is proposed and answer questions.

- The impact on that area is expected to be very minimal regarding disturbing the landscape.
- The north 300 building is expected to be impacted. The fence will be taken down where needed and put back when the project is done.
- This easement will not allow building in this area.
- Tara will draft an Easement Agreement and email to the board in the next week. Once the board has the Easement Agreement it will be sent to attorney Tom Kennedy to review.

Once an Easement Agreement has been signed the new sewer line project is scheduled for Spring

## **Office Manager Report-Karyn:**

- A/R for January 2024 HOA dues are in good shape.

- Emergency assessment payments have all been paid except for 4 owners. Karyn has been in contact with all but one owner. The other 3 owners have mailed their payment.
- Budget vs Actual as of January 31, 2024 - The budget is now 6 months into the TL fiscal year. The budget is staying right on target for the majority of line items except for water and sewer. Water and sewer had an unexpected increase starting January 2024. It is always over budget the first half of the budget because of summer water use for landscape. It usually reconciles by May, but may go over due to increase.
- Karyn expressed concerns about commercial insurance increases. Several Telluride HOA's have had increases of 75% with large deductibles..

#### **Maintenance Report Ethan:**

- Ethan reported the spa door code has been changed. The locksmith said TL has the best commercial lock and it would not be wise to change.
- F & F Fire has completed the upgrade to the fire suppression system. They are scheduled to come and pick up the unneeded pipes/glycol in the 500 and 300 building. Ethan will repair the areas where pipes were removed from the hallway area.
- Ethan continues to address the snow & ice maintenance. The unseasonably warm weather has made the water and ice challenging, especially in the parking lot..
- The boiler and stage tank under the spa has failed and needed to be replaced. The storage tank was rusted out due to the location. Finding a boiler the correct size to fit under the spa was a challenge. The cost of materials (boiler and tank) is \$12,223.30 plus labor to crawl under the spa. This project took 2 guys 35 hours. The storage tank was relocated and a hot water spicket was added.

## **New Business:**

- Regarding the Canyonlands and Tower House project-Patty McIntosh spoke with Garret Scharton of Servitas, the developer of Canyonland and Tower House Project with concerns. Patty is working on a letter to be sent to HARC with a list of concerns to be sent prior to the next meeting scheduled for March.
- The Carhenge and Chair 7 project created a MOU (memorandum of understanding) between the Town of Telluride and Telski. Meetings will be scheduled for ideas for development.

**Old Business:** Kevin is working on a license agreement for the courtyards and will be sending that out to the board for comments.

## **Next Meeting:**

**The next meeting is planned for March 11, 2024 @ 5:30 pm MST Time**

**ADJOURN: 6:33 p.m.**

**Karyn Marolf, Office Manager**

**Patty McIntosh, Secretary**