

**TELLURIDE LODGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
September 16, 2019 AT 6:00 PM**

MINUTES

CALL TO ORDER

President Pam Bennett called the meeting to order at 6:02 p.m. A roll call was taken and a quorum declared.

Present in Person: Pam Bennett & Carl Ebert

Present guests: Scott Bennet & Bill Langford in person, Carrie Koenig & Melissa Basset via phone,

Board Members Via Phone Conference: Greg Batie, Carl Luff, Emily Burns & Andrea Rike

Staff: Karyn Marolf, Office Manager, and Curtis Marble, Maintenance Manager, present in person.

Approval of Minutes: Motion by Carl Luff to approve the August 19, 2019 minutes as presented as there were no changes. The motion was 2nd by Carl Ebert. All were in favor.

REGULAR SESSION

Review and Discussion of August 19, 2019 meetings:

- a. **Renovation Guidelines:** Greg Batie is working from the newest guideline file that has Ken Golden and Tom Kennedy's suggestions redlined. Greg has gone through the draft guidelines page by page and has made recommendations. Greg requested that all board members review the Renovation Guidelines draft and the changes and additions and make suggestions and or comments before the next meeting. Greg also requested that board members review the proposed Governance Policy suggested by Tom Kennedy. He asked that Pam clarify with Tom Kennedy how he sees his Governance Policy proposals fit into our current DEC's and bylaws. Board members were also asked to pay particular attention to the suggested fine policy which he feels needs to be implemented as part of the Renovation Guidelines. The Governance Policy Tom Kennedy drafted is lengthy and complicated and the Board may opt to only incorporate some of this policy. Pam will look into how to best incorporate these guidelines and a fine policy into the Renovation Guidelines.

- b. Boundary:** People and dogs continue to trespass Telluride Lodge property. It has become the consensus of the board and owners to find a way to define Telluride Lodge property without installing a fence and becoming a gated community. The breezeways continue to be poached and with the SWAMP project coming down the pipe there are concerns of the impact it will have on the Telluride Lodge property. Carrie Koenig expressed her concerns of letting people use Telluride Lodge property as a through way and what constitutes a proscriptive easement. Pam will call Tom Kennedy and find out if we should be concerned about TL property becoming a proscriptive easement. Pam suggested that the Board be thinking of ideas of how to define Telluride Lodge's property.
- c. Deck definition from Tom Kennedy:** Pam met with Tom Kennedy on the definition of who is responsible for decks. Tom said limited common elements are the responsibility of the owner. Moving forward all deck repairs will be the owner's responsibility. The deck siding will continue to be maintained and painted by the HOA along with the building siding. Karyn will send a note to all owners letting them know the declarations state all repairs to decks are owner's responsibility. Curtis has identified four decks (402, 406, 322, 513), which are currently in need of repair work.
- d. SWAMP:** Scott reported that he attended the last meeting and the town is planning on making improvements to the areas they own which include Mahoney, Car Henge, Shandoka, and the traffic flow on Pacific Avenue. They are currently working on ideas for a bike and pedestrian path and possibly making the Pacific one-way into a two-way. There has been discussion of making Car Henge into employee housing. These changes could impact the parking at Telluride Lodge and the board needs to keep tabs on the SWAMP committee meetings and proposals. Karyn will resend the link to the SWAMP survey to owners and remind them to fill this survey out as the more in-put Telluride Lodge sends the better. The board is also looking into ways to better keep TL owners apprised of the actions of this committee.
- e. Parking Map:** The parking map recorded with the Clark's Market agreement is different than what is configured and used today. When the agreement was recorded Clark's was still planning on underground parking. There are 12 assigned Telluride Lodge specific parking spots in Clark's parking lot and 8 non-exclusive spaces. When the Clark's renovation project was complete Randy Reece met with Tom Clark and they agreed on the current parking arrangement. Karyn has been unable to locate any written specifics of this agreement with Clarks. She will contact Randy to see if anything was recorded. Curtis reported that he stickered cars that were not properly identified during Blues and Brews. Greg also reported that San Miguel Building and Spa are using up to 6 parking spots at times. Curtis felt they did not use that many parking spots at once but would look into it. Parking is usually not a problem except during busy times, special events, and holidays. Curtis also reported that the Sheriff parks on the property by permission. The Sheriff does not live at TL. The board also discussed the parking on the east side of the lodge. There are parking spots along that side that the cars stick out into the street. Pam requested that we review the and update our parking stickers and how we deal with improperly marked park vehicles. Karyn was asked to send the parking rules out to all the owners reminding them that the rule is 1 car per door.

- f. People and Dogs Trespassing:** Bill Langford reported to the Board know that Neil Elinoff continues to violate the no trespassing signs and lets his dogs run on Telluride Lodge property. Neil resides at LuLu City. Bill presented to the Board a detailed letter concerning recent two incidents with Neil and his dogs. The board asked our attorney for recommendations as to how to deal with this situation. Tom Kennedy advised the Board to involve the marshals and keep records and evidence of incidents. Bill would like to see the Board approve that letters be sent to Lois Major at the City of Telluride and the marshals office. Elinoff is very abrasive to both Bill and Curtis and has been to court already for dog trespassing violations on TL property.

Motion by Carl Ebert to inform by letter Neal Elinoff for additional trespassing offenses based on Bill Langford's letters/ pictures and for Pam Bennett to forward Bill Langford's letters/pictures to Lois Major and Marshals office. The motion was 2nd by Andrea Rike. Motion passed.

Maintenance Manager Report-Curtis Marble

- a. Sewer repair:** Curtis reported that on Thursday prior to Film Festival weekend the sewer line to units 335/336 plugged. A plumber was called and on Friday he snaked the line but was unable to unplug the line. The guest in unit 336 had to be moved. Curtis called a contractor and on Tuesday the line was dug up and they found tree roots were plugging the line. The line was replaced with schedule 40 PVC pipe. Curtis and Scott Bennett recommend that all future major renovation be required to replace their sewer line. Curtis said there are around 50 old sewer lines and all will need to be replaced in the future. The original sewer lines were never installed with clean-outs.
- The owner of unit 336 sent a letter to the Board asking for reimbursement for loss of revenue due to the sewer line. Andrea asked if the owner had loss of revenue insurance for VRBO rentals. Andrea volunteered to look into loss of revenue insurance.
- Pam will write a letter to the owner of unit 336 asking for proof of loss of revenue and let them know that the Board is looking into the issue.

Carl Ebert made a motion that the Board tables the decision on the reimbursement of loss of revenue for unit 336 until the next board meeting. The motion was 2nd Andrea Rike. The motion passed.

- b. Unit 308-French drain:** The French drain is complete and the sewer line was replaced for units 310/311 while the contractor was installing the French drain for 308.
- c. Deck repair update:** Per the declarations limited common elements (owner's decks) are the responsibility of the owners. Going forward all deck repairs will be the responsibility and paid for by owners. Deck siding and painting remain the responsibility of the HOA. No deck repairs are scheduled at this time.

- d. **Siding and paint update:** The scheduled fall building painting should be done by the end of October.

Office Manager Report-Karyn Marolf

- a. **Past due accounts:** A/R are in good shape at this time. There is one unit that is approaching 90 days and Karyn sent a reminder.
- b. **Cash balance report:** The cash balance for Telluride Lodge as of Sept. 16, 2019 is \$219,634.00. Karyn has transferred monies to operating to cover painting and siding expense and should be able to transfer it back this winter when the outside expenses slow down.
- c. **Budget vs. Actual to date:** Karyn sent a current budget vs. actual to the Board. The current budget is only 6 weeks into this fiscal year. Karyn asked the Board to send her any questions they may have regarding the budget.

Financial Report-Treasurer-Karyn printed a Revenue Ruling 70-604 Election-Excess income for tax purposes. Pam explained that CPA's require this form for the purpose of excess income.

Carl Ebert made a motion to adopt the following resolution Ruling 7-604 on behalf of the Telluride Lodge Association. The motion was 2nd by Carl Luff. All were in favor.

New Business:

- a. **Window replacement in Unit 512 approval:** The owners of unit 512 sent a request to the Board to replace the current window with upgraded windows on the south elevation. The replacement windows would be the same size and color as the old windows.

Greg Batie made a motion to approve the replacement of windows in unit 512 and to waive the damage deposit. The owners of 512 will need to pay the construction fee of \$250.00. Final approval still depends on Town approval and windows must conform to Telluride Lodge guidelines (color and size). The motion was 2nd by Carl Ebert. The motion passed.

- b. **Landscaping:** Melissa Bassett reported to the board that she felt the grounds were not great in great condition. She also felt the flower beds were full of weeds and she was unhappy with the appearance of the dandelions and all the small Aspen trees. Melissa would like to see the little Aspen trees and in areas where there are too many Aspen trees removed. Pam and Greg suggested that a landscaping committee be formed to survey owners and to make recommendations for grounds improvements. A volunteer committee of Melissa Bassett, Belinda Batie & Karyn Marolf was formed.

- c. Proposed Fence:** Jim Lucarelli let Curtis know he will be putting up a fence on his property between his property east of Clark's Market and north of the 300 building. The fence will supposedly be similar to the fence under the overhead walkway. Greg noted that the entrance to the TL phone room crossed over the property line onto the property owned by Mr. Lucarelli. Curtis agreed.

Next Meeting Date: October 21, 2019 @ 6:00 p.m. Telluride office or via conference call

ADJOURN: A motion was made by Carl Ebert to adjourn the meeting. Carl Luff seconded the motion. All were in favor and the meeting was adjourned at 8:36 p.m.