

Telluride Lodge Homeowners' Association Board of Directors
(09/15/2025)
ZOOM MEETING

CALLED TO ORDER

Kevin Hogan called the Zoom Meeting to order @ 5:03 p.m.

A roll call was taken, and a quorum declared.

Approval of July & August meeting minutes and agenda was approved.

Board members attendance: Kevin Hogan, A.J. Milder, Carl Ebert, Brooke Mallette, Lu Holland & Megan Masters

Homeowners' attendance: Patty McIntosh, Sally Blouse, Lynn Sherlock, Bob Myers, Bill Langford, Carrie Koenig, Sara Milder, & Andrew Davis.

Staff attendance: Karyn Marolf, Office Manager & Tony Jeminez, Maintenance Manager.

Quick recap

The board meeting covered updates on construction projects, insurance costs, and budget matters, including a discussion of an emergency assessment of \$82,000 due to increased insurance premiums. The Board reviewed various ongoing projects including electrical work, gym access, and property improvements, while addressing concerns about trespassing and fence compliance requirements. The conversation ended with discussions about property guidelines and scheduling the next meeting for October 14th.

REGULAR SESSION:

HOA Office report:

Karyn provided updates on accounts receivable, noting only one outstanding payment among 103 accounts, and discussed ongoing work with the attorney's office regarding map amendments. She also reported a positive insurance inspection at Telluride Lodge conducted by the company's lead insurance provider.

Telluride Consulting will be taking over the accounting as of October 6th. Karyn reported she will be training Megan sometime later in the month.

Telluride Maintenance and Infrastructure Updates:

Tony covered updates on construction projects, key fobs, and maintenance tasks. Tony reported that Blake's Construction is progressing on units 341-342, completion expected by month-end. Unit 418/419 will be by the end of year if all goes to plan. Key fob updates and re-keying are underway, with plans to update codes in the gym and complete key fobs for the spa. Trim painting on the 400 and 500 complexes is nearly finished, and window washing has begun. Parking lot storm drain installation was completed last week, and parking violations are being addressed. Fire extinguisher replacements and inspections are up to date, with a few units still pending fire inspection. The orange U-Haul trailer in the parking lot belongs to Jerry Converse and will be removed once his unit renovations are complete. The 328 remodel is ahead of schedule, with window replacements and cabinetry work underway.

Officer's Report:

Project Updates and Infrastructure Plans

The Board discussed updates on several projects. Intermountain Electric is waiting to start the Four Seasons project before committing to the EV Electric, with no expected start date before March. Regarding the gym, key fob access issues were discussed, with plans to use a temporary code and potentially add new equipment later. AJ provided an update on the Pacific Street Project, noting that infrastructure work is underway with town approval to finalize design plans, which will include removing the sidewalk and adding a tree-lined berm. The team also briefly touched on the Canyonland issues, with no new updates.

Insurance Premium Reduction and Assessment

The board discussed insurance updates, with Carl reporting that premiums were reduced from \$424,000 to \$322,000 through negotiations with multiple brokers and carriers. Kevin proposed an emergency assessment of \$82,000 to cover the budget shortfall, which needs to be collected by November 1st. The new policy provides better terms including a lower deductible and reduces the

number of carriers from six to four, though there are concerns about the new carrier being a recently created Lloyd's company.

Emergency Insurance Assessment Approved

Carl explained that while they typically stay close to budget, the insurance surprise led to implementing special assessments rather than a large dues increase, which would have been unpalatable to owners. The board voted unanimously to approve an emergency assessment of \$82,000 to be apportioned among 103 owners based on square footage, with payment due November 1st. Kevin noted that this assessment should help prepare for next year's insurance costs, though future adjustments may still be necessary.

Owner comments:

Construction-Induced Trespassing Concerns

Concerns were raised about increased trespassing on their property due to construction affecting the river trail, worrying about potential prescriptive easements and safety issues. Andrew acknowledged the temporary nature of the situation, noting that a new 10-foot-wide sidewalk will be built on the other side of the street once construction is complete. The group discussed long-term solutions, with one owner advocating for fencing to maintain property value and privacy, while Andrew pointed out the high cost and community resistance to such measures. The conversation ended with Brooke bringing up the ongoing challenge of replacing wooden fences with metal ones, particularly due to sizing issues with gates and fences.

Courtyard Fence Compliance and Installation Concerns

The group discussed fence compliance requirements, with Karyn confirming that residents have until April to complete fence installations, which was originally given as an 18-month timeline. An owner raised concerns about inconsistent fence setback measurements, noting that while the guidelines specify a 5-foot setback, recent installations varied significantly in height and placement. Kevin clarified that while there isn't a formal twice-yearly audit process, continuous monitoring is conducted through Tony and Karyn, and residents can report issues directly to the board.

Sod Installation Guidelines Discussion

An owner raised concerns about unit 314's planned sod installation in courtyards, citing inconsistencies with existing guidelines and potential impact on water bills. The board discussed the proposal, with Kevin clarifying that while guidelines exist, the board has discretion to approve changes as long as they remain within permitted bounds.

Task list

- [Board: Send out notice for the \\$82,000 emergency assessment by November 1st](#)
- [Karyn: Continue working with Kim at the attorney's office regarding map amendments and building permits for pop-ups](#)
- [Karyn: Meet with Telluride Consulting on Thursday](#)
- [Tony: Follow up with FNF regarding the two fire suppression leaks in the 500 complex](#)
- [Tony: Follow up on the status of Blake's Construction projects](#)
- [Tony: Complete key fob updates for the gym next week and then proceed with spa key fobs](#)
- [Tony: Follow up with Alex about installing carpet during the off-season](#)
- [Tony: Follow up with Jerry Converse about removing the orange U-Haul trailer from the parking lot](#)
- [Tony: Continue monitoring parking violations](#)
- [Tony: Install the acrylic backgrounds for signs when they arrive in a couple weeks](#)
- [Tony: Get small plaques made to identify fire extinguisher locations](#)
- [Tony: Coordinate with the alarm company to complete fire inspections for the remaining 4-5 units](#)

The next meeting has been scheduled for Tuesday, October 14th at 5 PM Mountain time.

Meeting adjourned at 6:10 pm