

**TELLURIDE LODGE HOMEOWNERS'
ASSOCIATION BOARD OF DIRECTORS
ZOOM MEETING
September 17, 2024, AT 5:00 PM**

MINUTES

CALL TO ORDER

President Andrew Davis called the Zoom meeting to order at 5:00 pm. A roll call was taken, and a quorum declared.

Board Members attendance: Andrew Davis, David Cordell, Carl Ebert, Kevin Hogan, A.J. Milder, Lu Holland & Brooke Mallette.

Attending Homeowners: Bill Langford, Sally Blouse, Pam Bennett, Sara Milder, Robert Wylie, Patty McIntosh, Carrie Koenig, Kim Myers, John Urbine & David Berry.

Staff attendance: Karyn Marolf, Office Manager

Approval of Agenda/ Minutes: Agenda approved as presented along with the July 12, & August 20, 2024, minutes. All were in favor.

Emergency Insurance Assessment-Open discussion.

Karyn thanked Carl for all his work and help with getting a policy in place. The final premium for 2024-2024 TL Insurance ended up being \$434,000.

Motion by Dave Cordell to approve the emergency Insurance assessment as presented to the community. 2nd by Brooke Mallette. As there was no opposition the motion passed.

REGULAR SESSION:

Office Manager

- July & August A/R- No concerns on HOA dues collections.
- David Berry is working on the tax return for 2023-2024.
- The emergency assessment has been billed to the owners and owners who are on the ACH program need to let Karyn know if they want their assessment paid on Sept.19 as Karyn will be doing a special assessment ACH.
- AJ and Sara are putting on sea food boil potluck on Sunday September 29, 2024 @ 1:00 pm. Karyn will send out a notice and ask for RSVP.

Maintenance Manager

- The outdoor cover has been ordered and should be arriving any time.
- Painting is done and Marty will start on trim paint when time and weather allows.
- Lawn Maintenance- Marty mowed the entire yard for the final time this summer. Ethan will come and winterize the sprinkler system next month.
- Marty is finishing up the window washing.
- Elit spa will be taking over the spa but is not showing promise of being reliable.

Officer's Report

- Dave Coredell is working on the final agreement with a maintenance guy. The announcement about a new maintenance manager should be made by next week.
- Lu Holland will work with Karyn on getting an email out to the community about bike clean- up month. E bike batteries are not

allowed to be stored in condos as they can explode and cause fires.

Old Business:

Courtyard License Agreement

- The fence license fee agreements are to start in October 2024, this will include a monthly fence fee and a one-time beautification fee for improved courtyards. The board is working to get a final agreement sent to those with improved courtyards and fences to be signed. A policy/fines will be in place to deal with non-compliance owners.

Sewer Easement

- The sewer easement on Tomboy is still up in the air. As of date it has not been announced whether this project will start this fall or in the spring.

New Business:

Next Meeting:

The next meeting, Tuesday October 15, 2024 @ 5:00 pm

ADJOURN: 5:33 p.m.

Karyn Marolf, Office Manager