

TELLURIDE LODGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING

June 01, 2020

Minutes

CALL TO ORDER REGULAR SESSION

President Pam Bennett called the meeting to order at 6:04 p.m. A roll call was taken, and a quorum declared.

Board Members Via Phone Conference: Pam Bennett, Greg Batie, Andrea Rike, Carl Ebert, Emily Burns, Carl Luff, & Andrew Davis

Present guests via phone: Carrie Koenig, Lynn Sherlock, Susie Garretson, Lael Fruen, Hallie Simpson, Joel Lee, Carol More, Melissa Bassett & Patty McIntosh.

Present Staff: Karyn Marolf, Office Manager, and Curtis Marble, Maintenance Manager

2020-2021 Budget Review and Discussion:

The budget vs actual and 2020-2021 draft budget was sent to all members of the board. This budget has the big ticket items highlighted in blue. Pam went down the list of highlighted items.

1. **Alarm System:** Parts and Supplies budgeted at \$20,000. Curtis reported that he had one bid for \$6,000 from SimplexGrinnell to replace the Fire Suppression gages as they are now over 7 years old. The other \$14,000 was to add sprinklers to the trash enclosures if the enclosures were expanded this year.
2. **Window Cleaning:** Pam asked how long it had been since Telluride Lodge sought Window Cleaning bids. It has been several years and Karyn has asked for bids from 2 other companies.
3. **Metal siding** is currently budgeted at \$20,000 and in the past the snow fall areas were the main focus. Rot has been found in places as the siding has been removed. The 400 building is next on the list for metal siding. The metal siding has been done by R.K. Handy but he is retiring and this his last year. Curtis will seek bids for future metal siding and painting.

4. **Painting** is budgeted at \$30,000 which is down from \$50,000 last year. The 400 spine is on the list to be painted this fall.
5. **Driveways & Breezeways:** The stair treads into the breezeways are getting worn and Curtis wanted to let the board know that the treads will need replaced, and the cost is around \$4,000.00. The trash enclosures in the breezeways have the capability of being expanded and this would eliminate the cardboard dumpster. This would cost around \$6,000 for all three trash enclosures. It was agreed that this could wait as the budget is very tight.
6. **Sewer Repairs:** This year three sewers have been replaced from the building to the main line. Curtis would like to have the sewer line scoped with a camera so that he can get an idea of how bad the sewer line actually is. The sewer is the only utility line Telluride Lodge can see what shape it is in by having a camera run down it. The cost to camera all the sewer lines is very costly, and would be an expense of approximately \$36,000. Andrew Davis agreed that scoping some of the sewer would help determine what TL is looking at with regard to an estimate of how soon the sewer may need to be replaced. Carrie Koenig suggested the entire sewer line system be replaced all at once and not one piece at a time.
7. **Retaining wall:** The retaining wall at the NW end of the 500 spine is currently not budgeted for repairs. This is a concern of Greg Batie. Curtis feels the wall can go another couple of years before it needs to be replaced.
8. **Deck repairs:** In the past structural deck repairs have always been paid for by the HOA. Hallie Bevan Simpson questioned why the structural is not being covered by the association anymore. Hallie would like to know legally who is responsible for the structural deck repair? Pam Bennett let Hallie know she would address this matter with her another time.

Annual Meeting: The question of how to conduct the annual meeting was discussed - in person or virtual?

The Zoom program can accommodate 100 participants. Pam Bennett asked the board to be thinking about how they would like to do the annual meeting. This will have to be decided at the next meeting.

Other Business:

1. **Covid-19:** Curtis continues to spray halls twice a day. Joel Lee and Emily Burns will look into options for decontamination of the building.
2. **DocuSign:** Melissa Bassett will look into using DocuSign for voting and she will work with Pam Bennett on the project.

EXECUTIVE MEETING

5.3.1 (a) Matters pertaining to employees

Motion to go into executive session by Pam Bennett @ 7:32 p.m. 2nd by Carl Ebert

Motion to leave executive session by @ pm 2nd by

Return to regular session: motion to adjourn pm by 2nd by

Next Meeting Date: Monday, June 15, 2020 at 6:00 p.m. via conference call - to discuss the Annual Meeting and finalize the 2020-2021 budget

Adjourn pm