

**Telluride Lodge Minutes HOA
Board of Directors Zoom
Meeting June 14, 2021
Minutes**

CALL TO ORDER REGULAR SESSION

Joel called the meeting to order at 5:30 pm

Board members present Via Zoom: Joel Lee, Carol More, Patty McIntosh, Carl Ebert, Andrew Davis, David Berry & Dave Cordell

Employees Present: Ethan Alexander; Maintenance & Karyn Marolf; Office.

Homeowner's present: Carrie Koenig, Molly Herrick, Bob Dempsey, Tracy Boyce, Patricia Chandler & Lynn Sherlock

Guest: Staycee Dieter called in to give a presentation of Insurance quotes from American Family Insurance.

Quorum met for the meeting to proceed.

Approval of Minutes: Minutes from May 26, 2021, were approved as there were no objections. All were in favor.

Reports:

Office Manager report by Karyn Marolf:

The A/R report for May is in good shape. There are a couple of units over 30 days past due. Karyn will send a statement to inform them of their delinquency.

Karyn is working with David Berry & Carol More on the 2021/2022 budget. The budget cannot be sent any later than Thursday June 24, 2021.

The flower barrels are planted.

Maintenance Manager:

Ethan reported that he is really liking his job. He has been helping with finding the water leak, repairing the irrigation system, constructing the trash enclosures and getting the lawn in better shape.

Curtis is working with Matt on the trash enclosure doors when his health permits him to work.

Maintenance report by Dave Cordell:

Dave Cordell reported that a new west meter was installed, and it was determined that the water problem is not in the meter.

The next step is to eliminate the possibility of a water leak from construction project 529/530. The contractor has been extremely helpful in working with the board. A curb stop was installed to allow the water to be shut off to unit 529/530. A pressure test was done, and it was determined that the leak was not due to construction.

Dave would like board approval to proceed in hiring Hennigan Engineering company, home office on the East Coast to find the water leak. Joel and Dave have been unable to get anyone in the state of Colorado that does helium testing to respond. Hennigan would send an engineer to Telluride to perform a helium test to locate a water leak. Hennigan felt they could fly to Telluride and perform the test for an estimate of \$10,000-\$20,000. The board agreed that this would be approved via email if the company were to commit.

Officers Report:

Joel reported that Ethan was working well, and the survey response has been very good.

Old Business:**Insurance renewal proposal by Staycee Dieter from American Family:**

Staycee Dieter, via Zoom presented an insurance quote from American Family. This quote is for \$350.00 per square feet, and which includes ordinance & law coverage.

The premium of \$50,900 will include \$300,000 in crime and Fidelity and 5 million coverage for the umbrella portion.

Staycee let the board know that if the premium were paid in full there would be a several thousand-dollar savings. David Berry suggested that Telluride Lodge

pay the premium in a lump sum; this would be a better return on TL money than the savings account.

Motion was made by Carol More to accept American Family's quote as presented 2nd by Dave Cordell. All were in favor

Water Line:

The west water meter was replaced. William with the Town of Telluride came and took the reading of the new meter and determined that TL was still using 5000 gallons of water per day.

New Business:

2021-2022 Budget Review:

Motion was made by Carol More approving the budget as presented with a 15% increase for the next fiscal year for TL to replenish the Money Market from water leak/sewer issues. A vote was taken and all approved.

Dave Berry suggested moving the painting and metal expense to the bottom of the budget as a capital allocation.

The issue of when and how to replace the infrastructures is a challenge. Dave Cordell is planning on meeting with SMP.

Annual Meeting logistics:

Joel reported that the survey results as of date had 70% wanting a face-to-face annual meeting and 92% wanted a picnic.

The survey will send one more reminder out on Friday.

The board agreed to rent 2 tents and have the annual meeting outdoors under the tents.

Karyn called Robby with Oak several weeks ago and requested him to cater for the annual meeting.

Spa reopening:

The county has approved the reopening of hot tubs. Ethan will work on getting the hot tub up and running. Patty and Joel will work on finding someone to close the spa at night.

Window replacement:

Unit owner of #302 sent in a proposal to replace the windows in the living room. Karyn will let the owner know they need to send the specs on the new windows

to Dave and Andrew. Once they are approved by the board Karyn can write an approval letter so the owner can apply for a building permit.

Owners' present discussion: Owners are allowed 3 minutes to voice their concerns.

One owner expressed they liked the 15% increase to the budget and felt the infrastructure should be done all at once. This owner is also concerned about the parking enforcement and suggested opening only the outside hot tub.

Executive Meeting:

- **Employee Salary**

Motion to go into executive session at 7:21 pm all were in favor

Motion to leave executive session at 7:45 pm all were in favor

Schedule next meeting

The next Meeting: TL Annual Meeting Saturday, July 24, 2021, at 9:00 am MST in front of the office under the tent and picnic to follow around noon

Meeting Adjourned at 7:47 pm MST.

Karyn Marolf: TL HOA Manager

Patty McIntosh: HOA Secretary