

Telluride Lodge Community Forum 10/10/2023

Overview: Although attendees expressed a range of opinions in this community forum, they also worked together in an organized fashion press differences civilly and worked towards future progress in some notable topics. As always, it's clear that Telluride Lodge owners have many important elements in common, and your engagement with one another in the forum is proof positive of your ability to make practical moves towards progress that will benefit all.

Agenda Items:

1) Fences:

Previous community fora have noted that fences may be increasingly necessary to delineate private property as traffic and development increases on the west end of town. Patty Macintosh has been working on this project and presented a report. She is waiting for Public Works to specifically finalize their development plans which will alter some areas near their project on Pacific Street; she'll be meeting with them in November to hear about these finalized plans. She shared a possible fence design featuring wood and stone; she has noted and photographed area fences already approved by HARC and Town of Telluride whose design she recommended for the sake of efficiency and plan approval. Officially, though, she noted that future fencing will be reviewed in the annual meeting. Attendees noted west end area traffic and discussed the role of TL installations in blocking ToT condemnation of any TL property; upcoming Foley survey is mentioned as well.

2) Landscape Committee report

Lu Holland presented on behalf of the Landscape committee and stated their objectives regarding improving the beauty and curb appeal of the space along with sequencing possible landscaping projects appropriately. Lu expressed the Landscape Committee's desire to eventually update the aesthetics and appearance of the whole TL property but their understanding that, due to infrastructural work and budget, this project may reasonably take some time.

Lu presented many options and strategies and has been consulting with community members regarding locally advised plants and trees, planter updates where needed, creating a sense of cohesion, and maintaining healthy landscaping without undue water use. Attendees expressed thanks to the Isaacs for their input regarding landscape updates, ascertained that there has been no official quote or bid from landscaping companies, and noted appreciation for new trim projects.

3) Various upgrades desired?

Attendees expressed the ongoing desire for a future streamlined approach to bike storage and the current storage of bikes in breezeway areas is discussed. Appreciators of bikes in breezeways noted the convenience, distance of bikes from prying eyes, and said that bikes in breezeways may help slow down e-bikes speeding through. Those who preferred to see less bikes in breezeways noted that they tend towards clutter and aren't well organized or regulated. All seemed to agree that there are likely some superfluous bikes among the other often-used bikes in breezeways and that they do need some cleaning up; a TL bike registry apparently exists and was mentioned for better dissemination to owners towards this purpose.

4) Discussion: what do you like/ dislike about living in Telluride Lodge? Suggest solutions.

Although attendees were initially reticent with this topic, an attendee did come forward to say that education on rules and regulations around TL has been declining and that they believe strongly in equal standards for all owners with belief that enforcement and equity for all creates harmony. The attendee noted that the Board of Directors could work on more

consistent enforcement of by-laws and that disparate aesthetics affect the community. Another attendee noted appreciation for the community gathering held in early October and hoped for many future similar gatherings.

5) Open topic: raise hands, all attendees have a 3 minute comment period, time for any earlier commenter who ran out their time to finish their thought.

The open topic period turned first towards discussion of the new leasing or licensing of courtyards and a desire for BoD transparency on this topic. The recent amendment to the by-laws allowing courtyards with licensing through the BoD is discussed; owners expressed a desire for better transparency and equal treatment in regards to how this amendment comes into play and a desire to know who's actually creating the terms of the licenses. Some of the volunteer BoD members present noted that they are currently in the process of drafting the licensing paperwork right now and that all items are open for discussion.

Patty MacIntosh spoke about working on an upcoming Green Grant through the ToT, aiming to replace windows and doors in hallways; bids for the cost of this project have just been submitted and the Green Grant application is just recently underway. Patty noted that these grants come up quite regularly and that even if only sections can be updated at a time, updated windows and doors would help with energy use and maintaining warmth in winter months. Patty is thanked for that work and an attendee noted that as far as she is aware, windows and doors have not been replaced in over thirty years and are well due for updates. The previously tabled topic of e-bikes was raised again but without much comment, and the meeting adjourned a bit ahead of time.

Themes:

Coming on the heels of a recent community gathering, it was clear that attendees were feeling more on the same page with one another and that some previous topics of discussion and difficulty have progressed in key ways. Clarity and unity regarding some topics like parking areas and TL property improvements were evident and the outside-of-meeting work done by volunteer committees and individuals appeared to be creating appreciated progress on community project needs. Although topics like courtyards- and, in general, use of communal spaces- continue to be prickly, I commend your community on your work towards egalitarian solutions. As big topics like municipal projects, climate change, and housing growth on the west end of town continue to pertain to Telluride Lodge properties, your many community members seem poised to work together towards a positive shared future.

Disclaimer:

It was my pleasure to work with your community as facilitator for this meeting. I strive to make space for all voices and parties and to warmly and cordially hold all attendees to equal standards of civility. I am not qualified to make any recommendations to your community based on my role within this meeting; the above are merely summaries of attendee commentary recorded without personal slant. I will not be commenting to Telluride Lodge community members regarding this meeting and will keep private all opinions expressed in the Forum. Further actions belong with your community and I wish you progress in all the ways that will best benefit you all! Thank you!