

**TELLURIDE LODGE HOMEOWNERS'
ASSOCIATION BOARD OF DIRECTORS
ZOOM MEETING
December 06, 2021, AT 5:30 PM
MINUTES**

CALL TO ORDER REGULAR SESSION

President Andrew Davis called the meeting to order at 5:30 p.m. A roll call was taken, and a quorum was declared.

Board members present Via ZOOM: Andrew Davis, David Cordell, Carl Ebert, Patty McIntosh, David Berry, Bill Vaglianti & Joel Lee

Present Homeowners: Carrie Koenig, Kevin Hogan, Molly Herrick, Pam Bennett, Bob Myers, Lynn Sherlock, Julie Korb, Deanna Bagge, Sally Blouse & Gayle Frazzetta

Present Staff: Karyn Marolf, Office Manager, and Ethan Alexander, Maintenance Manager

Approval of Minutes:

**Motion by Dave Cordell to approve the November 08, 2021, Minutes 2nd by Joel Lee
All were in favor.**

REPORTS:

- **Office Manager Report:** Karyn reported the A/R is in good condition for November.
- David Berry is working on getting books cleaned up and getting the tax return done.
- Karyn has been working with Waste Management on getting a bid for trash service. Waste Management is sending over a truck driver to look at TL's current trash set up.
- Unable to get Spectrum to call back regarding getting Wi-Fi for the office.
- Karyn worked with Joel on the fire suppression leak in 500 hall.
- Joel will contact Randy Reece regarding the fire suppression shut offs.

Maintenance Manager Report/ Ethan:

- Overseeing the renovations at 529/530 & 323/324
- Prepared flower beds by spa for winter
- Continue monitoring 400 and 500 halls for high school students
- Repaired leaks and heat tape in gutters to restore to a working condition
- Moved main parking signage to entrance off Tomboy & Pacific Avenue to improve visibility.
- Finished sanding the floor and oil the benches/table in the Spa
- Painting the ceiling pipes/lights along with vanity will be completed at a future time
- Cleaned 400 shop (fire suppression) and had meeting with the Insurance inspector

- Called Dynamic to make repairs to the fire suppression leak
- Cleaned carpet and ceiling tiles where the fire suppression leaked
- Timer on the spa was changed by Locksmith from 10:00 am to 10:00 pm
- Meeting with Chancey on procedures for snow removal mitigation
- Marty will not be able to schedule the fall window cleaning. He will hire a larger crew next year to handle both the painting and window cleaning jobs.
- Vyanet was scheduled for an alarm inspection for December. Due to circumstances they had to reschedule for March 2022
- Bobcat cover arrived

Officers Report:

- **Fire Suppression Maintenance:** Dave Cordell reported that Dynamic finally sent their fire suppression report on November 30 to Ethan. Dynamic has been asked to do the repairs listed on the report ASAP. Currently Dynamic is the most knowledgeable about the TL fire suppression system. Replacing the glycol is very important because of unheated hallways
Karyn will call Mountain High for another opinion/quote.
A map is needed showing the shut-offs & control valves. Joel stated he would ask Randy Reese for this map and his knowledge pertaining to the system.
- **Revision of the TL Declarations (renovations and use of common element spaces):** Andrew reported after several meetings with attorney Tom Kennedy on clarifying the General Common Elements(GCE) and Limited Common Elements(LCE) it was noted that the current TL Declarations do not address specifics for renovations and usage. The current Declarations need to be amended. The plat map identifying these areas is 48 years old. An update is necessary to identify the LCE & GCE for addressing issues pertaining to the Declarations.
- Patty, Bill & Joel will meet and do a walkthrough/around the TL property to record what has been done since the buildings were built. Once this project is complete a spreadsheet will be sent to all the Board members for review. Andrew asked the Board members to review the declarations and make changes pertaining to the issues regarding the GCE & LCE. This information will be discussed at the next HOA meeting in January.

Any renovation project that is outside the original footprint will be addressed when the TL Declarations are amended.

Old Business:

- **Joel is working on getting the Governance Policy amended and ready to be recorded**
- **The package delivery system in the office is efficient and orderly**
- **Ethan will look at the spa interior lights as they are staying on.**
- **Ethan was reminded to cover the lawn mower for the winter.**

New Business:

Non-Board member, Homeowner's comments;

Homeowners that joined the meeting were able to vocalize their comments and concerns.

Schedule of next meeting: Monday January 3, 2022 @ 5:30 p.m.

Meeting Adjourned at 6:13 p.m.

Patty McIntosh Secretary

Karyn Marolf Office Manager