

**TELLURIDE LODGE HOMEOWNERS'
ASSOCIATION BOARD OF DIRECTORS**

January 14, 2025 @ 5:00 pm

ZOOM MEETING

MINUTES

CALL TO ORDER

President Andrew Davis called the Zoom meeting to order at 5:03 pm. A roll call was taken, and a quorum declared.

Board members attendance: Andrew Davis, Carl Ebert, Dave Cordell, Kevin Hogan, Brooke Mallette & Lu Holland.

Homeowners' attendance: Patty McIntosh, Bill Langford, Sally Blouse, Molly Herrick, Robert Wylie & Carrie Koenig.

Staff attendance: Karyn Marolf, Office Manager & Tony Jeminez Maintenance Manager.

Approval of Agenda/ Minutes: Agenda approved as presented along with the minutes of December 17, 2024. All were in favor.

REGULAR SESSION:

Office Manager

December A/R -The accounts receivable is in good shape.

All Emergency assessments are paid in full.

Karyn needs to get the notice of the 2025 annual meeting ASAP.

The board members discussed the upcoming annual meeting, it was decided to tentatively set the date for June 14th. Brooke will be unable to make that date and A.J. is not present. Karyn will contact A.J. to see if June 14th is good for him before sending the notice to all the TL membership.

Carl mentioned the impact of the California fires may have on the insurance market.

Maintenance Manager: In the meeting, Tony discussed various maintenance issues and updates.

Tony mentioned that the hot tub cover is on its way and addressed the issue with the fire alarm system, which has been narrowed down to a short in 500 building.

Tony also discussed the problem of 500 building trash being poached and the need for a camera system. He mentioned that he had a conversation with Elite Spa about the Spa opening and closing issue.

Tony is looking for another person to open and close the TL spa.

The Tomboy Street repair was discussed. The Town of Telluride acknowledged the damage to the street and are considering repaving the area this summer. There was also a discussion about the removal of the barrier between Tomboy and Carhenge.

Officer's Report:

Spa Door Fob System for Code Replacement

Dave proposed changing the current code system on the Spa to a fob or card system, suggesting it would reduce poaching and maintenance issues. The cost of setting up this system would be around \$4,000 to \$5,000, with each condo getting two fobs or cards. The responsibility for replacing lost fobs or cards would lie with the condo owners or short-term guests. It was noted that the fobs could deactivate frequently if stored with magnetic items. Tony mentioned the issue of people hopping the fence to access the hot tub has been a problem. It was agreed to have the code for the spa changed more often and see how that works, but it was noted that this wouldn't solve the problem of people jumping the fence. The Board also discussed the possibility of adding another lock or raising the fence to prevent unauthorized

access. It was suggested that we change the spa code every month and monitor the situation before considering further security measures. There was discussion about the removal of the barrier on Pacific between Tomboy and Carhenge. This was put in place to keep Tomboy from becoming a main access to carhenge.

Old Business:

The Board agreed to postpone the February HOA Board meeting and meet on March 4th.

Meeting was adjourned at 5:52 pm