

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

ZOOM MEETING

September 14, 2022, AT 5:30 PM

MINUTES

CALL TO ORDER

President Andrew Davis called the Zoom meeting to order at 5:31pm. A roll call was taken, and a quorum declared.

Board Members attendance: Andrew Davis, David Cordell, Carl Ebert, Bill Vaglianti, David Berry & Patty McIntosh
Joel Lee absent

Attending Homeowners: Molly Herrick, Lynn Sherlock, Carrie Koenig, Pam Bennett, Jake Newell, Julie Korb, Bill Langford, Dave Rothermel & Gayle Frazetta

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

Approval of Minutes: Dave Cordell made a motion to approve the August 03, 2022, Minutes, and motion was 2nd by Bill Vaglianti.

A vote was taken, and all were in Favor

REGULAR SESSION:

Office Manager Report-Karyn:

- A/R for August is in good shape.
- Property insurance was paid in full. \$10,000 was transferred from the money market to the operating account to cover the yearly premium of \$50,000.
- Bank information was sent to David Berry for TL tax return

Maintenance Report Ethan:

- Yard maintenance continues.
- Original screens were placed on clean windows and new screens are being replaced where needed
- Annual fire inspection and backflow testing was performed. Ethan is waiting for the report.
- Marty Tapia has been hired to perform the Fall window cleaning job.

- No Smoking signs will be posted on all the rental decks.
- Painting touchup is being performed in the areas that are peeling and needs attention. Carrie has requested the west side of the 400 Spine be assessed.
- Retaining wall and railroad ties on the alley side of the west 500 spine are being painted.
- A new sign at the East parking lot entrance and a stand with a sign on the south end of the 500 building has been posted.
- The new outside hot tub cover arrived and is very user friendly.

Office Report:

- **Reserve Study:** David Berry reported an email has been sent to a Reserve Study Company and found the price to be very reasonable (\$3950.00). The company states there is a 12 week turn around. There is an option for an additional fee to incorporate two more non site updates over a 3-year period. David recommends TL commission the basic reserve study for \$3950.00. David does not recommend TL doing any investment policy at this time.
- **Electrical infrastructure:** Dave Cordell, Ethan Alexander, Chancey Marolf and a few TL owners attended a meeting with KJ from San Miguel Power Association. SMP stated they are scheduled to start the replacement project for the electrical line October 1st, 2022. The EV charging station will be incorporated in this project. The weather will determine if this project is completed this year or postponed to Spring 2023 for completion.
- **Midscooter Amendment:** Patty reported there is a special Zoom meeting for MidScooter LLC Amendment Proposals scheduled for September 20th at 5:30. All questions, concerns and comments are encouraged to be discussed at this meeting.
- **EV Grant:** Bill Vagliant clarified that the new EV charging stations will be a level 2 that takes about 8-10 hours for a 100% charge. The power used is the same as a condo unit. Conduit will be installed this year and charging stations will be installed next spring.
- **Warning letters:** Andrew is working warning letters for items stored on grounds.

New Business:

Non-Board member comments:

Next Meeting: October 04, 2022 @ 5:30 pm

ADJOURN: 6:28 p.m.

**Karyn Marolf, Office Manager
Patty McIntosh, Secretary**