

## **Telluride Lodge Homeowners' Association Board of Directors**

**(07/14/2025)**

### **ZOOM MEETING**

#### **CALLED TO ORDER**

Kevin Hogan called the Zoom Meeting to order at 5:08 pm.

A roll call was taken, and a quorum declared.

**Board members attendance:** AJ Milder, Dave Cordell, Kevin Hogan, Lu Holland & Carl Ebert.

**Homeowners' attendance:** John Uribe, Bill Langford, Patty McIntosh, Lynn Sherlock, Dave Dove, Doug Bagge, Sarah Milder & Tracy Boyce.

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

**Approval of Agenda/Minutes:** Motion by Kevin Hogan to approve the agenda and May 14, 2025, minutes, 2<sup>nd</sup> by Dave Cordell

#### **REGULAR SESSION:**

##### **HOA Financial Updates-Office Manager**

Karyn provides an update on the HOA's financial status, noting that dues collection is in good shape. The board discusses a map amendment cleanup project to address historical discrepancies in unit square footage, which could benefit homeowners for insurance purposes. The recent annual meeting covered various infrastructure improvements, including sewer pipe lining, electric line work, and privacy enhancements. A 20% dues increase was approved, primarily to address insurance cost shortfalls, though some homeowners prefer assessments over monthly increases. Kevin mentions an upcoming meeting with the insurance broker and explains that the increase also covers necessary capital improvements to update aging infrastructure.

##### **Project Updates and Staffing Changes**

Karyn discusses her retirement plans, indicating she is willing to work through the end of the year. Kevin mentions that the board is still looking at options for Karyn's replacement. Tony provides updates on several ongoing projects, including the master key system for spa door, construction projects in various units with expected completion dates, and tree removal on

the property. He also mentions the need to submit a plan to the town for tree re-mitigation and asks for ideas on where to place new trees.

### **Construction Vibrations and Property Damage**

The group discusses construction-related concerns. David Dove reports significant vibrations from a nearby project affecting his unit, with pictures falling off walls. Dave advises David to monitor any damage. Tracy suggests obtaining an indemnification policy from the construction company, Servitas, to protect against potential damage or accidents. Patty corroborates David's concerns, noting that the current construction methods seem more disruptive than previous projects.

### **Property Construction and Maintenance Updates-Tony**

The group discusses ongoing construction and maintenance projects. Tony reports that the contractor with the U-Haul trailer in the parking lot has promised to remove it by the end of the month. The renovation project for units 339 and 340 is progressing, with additional cosmetic upgrades being added. Regarding the foundation work on another unit, Tony will discuss alternative methods with the contractor to address vibration concerns. Tony also updates on key fob reprogramming, parking lot improvements, and the new cleaning crew. Dave mentions that paving work on the east side of 300 building is mostly complete, with some areas to be finished in October. John expresses satisfaction with the tree work but notes an unpaved area near his deck, which Tony explains will be addressed in October when the paving crew returns.

### **Officer's Report:**

#### **Building Maintenance and EV Updates**

John proposes to grass and maintain the area near the eastern side of the 300 building under a license agreement instead of installing asphalt. The board approves this proposal through a motion made by Dave and seconded by AJ. Tracy suggests marking the breezeway area as a loading zone to prevent unauthorized parking, which receives support from the board. Lu's update on EV charging stations is provided, indicating that the project is ready to move forward, pending coordination between various parties involved.

#### **Gym Project and Bear Issues**

AJ provides an update on the gym project and reports on a significant bear problem in the area. Megan and Tony are finalizing painting for the gym, and Karyn will send an email requesting equipment donations and providing instructions for gym use. A large, aggressive bear has been causing damage to property, particularly to trash enclosures. AJ suggests

working with the marshal's office to trap and relocate the bear and proposes upgrading the bear-proof enclosures. The group discusses previous experiences with bear trapping and potential solutions, including chaining up construction dumpsters and notifying rental companies about proper trash disposal.

### **Construction Dumpster Signage Update**

The board discusses the need for larger signs on construction dumpsters to prevent misuse. AJ reports that the Pacific app project is finishing in front of their bar, with progress expected in their section next month. Carl provides an update on insurance, mentioning an upcoming Zoom call with offers from their broker and another possibility on Thursday at noon. The next board meeting is tentatively scheduled for August 12th at 5 PM local time, with Lou unable to attend due to being out of town.

### **Task List**

- Tony to follow up with Blake regarding the construction vibrations affecting unit 541.
- Tony to investigate an indemnification policy from Servitas for the construction project adjacent to Telluride Lodge property.
- Tony to add "Loading Zone" text to the sign in the breezeway area and consider diagonal striping on the road.
- Karyn, send out an email requesting equipment donations for the gym and providing instructions for gym usage.
- AJ to work with the marshal's office on potentially trapping and relocating the problematic bear.
- Tony chain up the construction dumpsters to prevent bear access.
- Tony to consider putting up larger, more visible signs on construction dumpsters to prevent misuse.
- Board members plan on attending the insurance zoom call on Thursday at noon mountain time.
- Karyn to schedule the next board meeting for August 12th at 5 PM local time.

### **New Business:**

Next TL Meeting, August 12<sup>th</sup> @ 5:00 pm Local time

Meeting was adjourned at 5:49 pm

