

**TELLURIDE LODGE HOMEOWNERS'
ASSOCIATION BOARD OF DIRECTORS
ZOOM MEETING
November 14, 2023, AT 5:30 PM**

MINUTES

CALL TO ORDER

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

Board Members attendance: Andrew Davis, David Cordell, Carl Ebert, Patty McIntosh & Kevin Hogan.

Absent: Bill Vaglianti, & Joel Lee

Attending Homeowners: Lynn Sherlock, Molly Herrick and Mark Herman.

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

Approval of Agenda: Approval of agenda presented by Andrew Davis.

Approval of Minutes: October 10, 2023, Minutes were approved as presented.

REGULAR SESSION:

Office Manager Report-Karyn:

- A/R for October HOA dues are in good shape
- Emergency assessment payments are coming in steady. There is a hand full of owners who did not get back to Karyn in time for their 1st payment to come out of their November ACH. Karyn will deduct their assessment in December. Karyn will send the board a December A/R on the emergency assessment once the December ACH payments are made and Karyn will be sending reminders out to any owner who have not paid their first payment. Patty suggests that the HOA give owners until February 1st to pay in full, due to Christmas. The board agreed that Karyn will send out a reminder notice first week of January to those owners who have not paid in full, that they will have till February 1st to pay their emergency assessment in full or they may be fined.
- Karyn sent all the Board a budget vs actual for the 1st quarter (Sept, Oct & November). As of the 1st quarter the budget is looking good. It is too early to know what may go over budget.

Maintenance Report Ethan:

- Ethan reported he has been raking up lots of leaves. The irrigation lines have been winterized.
- The concrete sidewalks on the south side of the 500 and 300 building from the fire suppression line dig have been repaired.
- The 300 & 500 closets for the fire suppression mechanicals are in the process of being insulated and the electrical installed for heaters.
- F & F Fire will be hooking up the new shut offs as soon as the pressure tanks arrive.
- Ethan has had one load of the dirt and concrete on the south end of the 500-spine removed and will get the balance removed ASAP.
- The spa boiler had to be repaired.
- The spa code is scheduled to be changed by the end of November. Karyn will notify the owners and short-term rental companies of the new code.

- A dumpster had to be delivered to unit 508 as mold was discovered and mold mitigation had to be done.

Board officers Report:

- Andrew Davis reported that the board received renovation plans from unit 341/342 and 418/419 last month. These plans were posted on the website and owners were asked to send their comments to the board.
- The floor was open for owner renovation comments.
- **Andrew made a motion to approve the 341/342 renovation 2nd by Carol Ebert. All were in favor.**
- **Andrew made a motion to approve the 418/419 renovation 2nd by Carol Ebert. All were in favor.**
- Andrew will be sending these owners renovation approval letters to proceed with getting their permits. Spring start time is planned.
- Patty felt the community forum went well. Karyn sent the overview out to all the homeowners.

New Business:

Next Meeting:

The next meeting is planned for December 12, 2023 @ 5:30 pm MST Time

ADJOURN: 6:08 p.m.

Karyn Marolf, Office Manager

Patty McIntosh, Secretary