

**MINUTES**  
**TELLURIDE LODGE HOMEOWNERS ASSOCIATION**  
**ANNUAL MEETING**  
**JULY 21, 2018**  
**TELLURIDE HIGH SCHOOL**

**Rough Draft**

Coffee and conversation from 8:30 to 9:00 a.m.

**CALL TO ORDER:** Board President Hallie Simpson called the Annual Meeting to order at 9:06 a.m.

Pursuant to the Amended Declarations, a representation of at least 30% of the total 112 “doors” at the Telluride Lodge (TL) is required to achieve a quorum for the annual Homeowners Association (HOA) meeting. The total of proxies received and votes represented by those in attendance was a grand total of 54 votes registered. The total of 54 votes represents a number of voters in excess of that required for a quorum.

**INTRODUCTIONS:** Board President Hallie Simpson asked the Board and HOA Members present to introduce themselves. Karyn Marolf, General Manager, and Curtis Marble, Maintenance Manager, also were introduced.

The Annual HOA Meeting was attended by the following Board members.

Hallie Simpson, President  
Ed Gassman, Vice President  
Carl Luff, Treasurer -via telephone  
Lynn Sherlock  
Joel Lee-via telephone  
Greg Batie, Secretary

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**APPROVAL OF MINUTES:** A Motion was made by Terry Shockey and seconded by Bill Langford to approve the July 29, 2017, Annual HOA Meeting Minutes. The Motion was unanimously approved by the Members as there was no objections.

**BOARD OF DIRECTOR’S REPORT:** Hallie Simpson addressed the Members with the Board of Director’s Report. Her remarks included a review of past year projects, past due accounts, and upcoming projects.

**Review of Past Year:**

**Noxious Odor Policy:** TL has had several complaints about noxious odors. A committee was formed of owners to investigate these complaints and make recommendations to the board on how to address them. The Board reviewed the committee’s recommendations and decided to send out a survey to all owners. The survey asked the owners choose between 5 options as follows: Option - A. No smoking inside or out on TL property; Option - B. No smoking indoors but allow smoking in designated places outside on the property; Option - C. Renters prohibited from smoking anywhere but owners could smoke inside their units; Option - D. Owners and renters allowed to smoke inside the units but no smoking on decks or outside common areas; Option - E. Smoking allowed per the Declarations.

The results of the survey were not definitive. The owner’s votes were evenly split between the options and did not show a consensus for any of the options in order to direct a change in the current odor policy or to enact a no smoking ordinance. Of the 102 TL units 81 owners responded to the survey. Telluride Lodge’s Declarations and rules will be the basis that the board uses to address any future odor complaints. The language for noxious odor in the Declarations states that no odor shall be emitted from any part of the community and complex which is noxious or unreasonably offensive. Owners should send all future complaints to Karyn and or any board member. Issues and complaints that arise will be addressed one at a time by the board. Please be considerate of your neighbors when smoking.

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**Parking Rules:** Last year the issue of trailers, vans, and commercial vehicles parking at the TL came up and the Board agreed to look into this issue. Greg Batie did 4 surveys during high traffic times and found there were issues that needed to be addressed. Greg suggested that all owners read the current parking rules as they cover most issues observed. Currently the parking rules allow for one vehicle to be parked per door. In addition, each owner is also given one guest parking placard also denoting the unit number. All vehicles parked on the complex need to be properly identified with a parking permit and or a guest placard denoting the unit number. TL has approximately 140 parking spaces and it will not accommodate the parking of two cars per unit during high demand events. The surveys showed about a third of the vehicles parked were properly identified, a third were not identified with any TL parking identification, and a third were identified with a hand written note. All owners should register their vehicles with Karyn and either have a TL sticker on the windshield or a visible guest placard in the vehicle. The surveys also showed some units parking as many as three vehicles. Greg and Curtis reminded all owners that TL has 20 parking spots at Clarks Grocery. There are 13 marked parking spots on the north side of the 500 building and 7 additional unmarked spots on the west side of Clark's parking lot. You must have a parking permit displayed in the front window of your vehicle if you park there or you will be towed!

### **Past Projects:**

1. The electric truck was repaired.
2. The electrical upgrade was completed in the 500 building. Cost of this work was approximately \$19,000.
3. The landscaping project on the end of the north 500 building is almost finished.
4. The bathroom in the TL office was upgraded.
5. The fence between Clarks and TL was repaired and put on property line.
6. Telluride Lodge will be moving their operating account from Bank of the West in Montrose to Alpine Bank in Telluride for convenience.

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7. Todd Brown updated the members on the south end pacific street upgrade. At this time a study is being done on the parking and traffic flow but is still in the works. The board will keep the members informed on any new development.
8. Unit 527 is still an ongoing issue and cannot be discussed due to litigation.
9. A consultant was hired to survey and make recommendations on all the trees on the property.
10. There are still 30 decks that TL is responsible for their up keep that might need repairing. Curtis is inspecting and has reported that we will need to work on many of these decks.

**Short-Term Rental Preferred Management Company (Silver Star):** The Board chose Silver Star as the preferred short-term rental manager in 2012. Silver Star's contract automatically renews yearly unless either party chooses to void the contract. Silver Star cleans the common areas (hallway and spa) in trade for being the preferred management company. Keith Hampton will be at the picnic if anyone wants to visit with them.

**Bike parking:** The parking of bikes in the breezeways has been an issue at every meeting with no solutions. There have been a lot of ideas of what to do with excess bikes and discussion about a possible bike storage building but as of date no solution has been agreed upon. All bikes need to be registered with Karyn and properly identified with a TL sticker.

**(The Board and Members took a short break at 10:30 a.m.)**

**TREASURER’S REPORT – 2018/2019 OPERATING AND CAPITAL BUDGETS:**

Carl Luff, Treasurer, explained via phone conference that TL is one entity but has two income statements and budgets. There is an annual operating budget and a capital budget. The operating budget includes the daily operating costs. About 25% of operating budget income (HOA dues) is allocated to the capital budget for capital expenses. This has always been confusing to owners reading these statements as TL would move money from operation to capital for capital expenses. Moving forward for the 2018/2019 budget, TL will be combining the capital expense into the operating expense to make one budget and one balance sheet. This will keep it simple as many of the capital expenses are for maintenance. The budget follows closely to what is spent each year. The discussion on what TL wants to spend on maintenance projects (siding painting, metal skirting, landscaping) is an issue in question every year. The budget is a long-term plan and TL tries to avoid special assessments and keep a healthy reserve while having the funds to address painting and metal siding. The budget for improvements is around \$120,000 yearly. Carl will be working with Karyn to simplify and consolidate the budget. Money left over from last year was rolled over into the 2018/2019 budget year to pay for improvements. The metal siding budget was increased by \$30,000 and will come from reserve to expedite the siding project. In the past it was done \$10,000 a year. This increase will get the buildings done more quickly and follows the necessary painting schedule. Priority is in the areas that snow falls against the building.

The current TL reserve is at \$301,273.00. The question owners always have is how to spend the capital. Carl feels that a complex the size of TL should keep a reserve of minimum \$250,000. A reserve of \$263,000 is about \$2,400.00 per owner and is not excessive.

NOTE: There were several decks that had to be repaired this year as they are 40 years old. TL is responsible for the structural part of decks unless an expansion remodel has been built underneath. If a deck is remodeled with an expanded living space underneath it becomes the owner’s responsibility for maintenance and insurance. The floor of the deck is the owner’s responsibility whether the deck has been remodeled or remains as originally built.

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**Spectrum Bulk Agreement:** Everyone was sent a letter regarding the Spectrum HDTV and high speed internet bulk agreement. TL signed an access agreement to allow Spectrum to install material to upgrade the system. Currently TL has a bulk agreement that auto renews and only provides bulk TV at \$56.00. Spectrum will be terminating that contract in January. They proposed a new bulk agreement that will provide cable TV and internet for roughly \$35.00 a month plus fees and taxes. Owners will be provided one set top box and an internet router/modem. You will be required to rent additional set top boxes if you have multiple TV's. The agreement will be for 5 years with a maximum 6% yearly increase starting in the year 2019/20. This bulk agreement is for all 102 units. The cost is being based on 102 units and that means every unit will be charged \$35.00 plus fees monthly whether you use it or not. This will require a majority vote and if passed dues will be increase by the Spectrum bulk cost to every unit.

**Motion by Lauren Brown that the Board agree to and sign the new bulk agreement for TV and internet at a cost to be divided among all 102 owners and added to the monthly dues. The motion was 2<sup>nd</sup> by Molly Herrick. The motion was approved by the Members.**

Todd Brown let the owners know that the Town of Telluride has a contract with Spectrum and there is no other provider for cable TV. Spectrum has upgraded to digital, but it will be several years before fiber optic will be offered by the Town.

The board will immediately work with Spectrum on finalizing the negotiating and signing a contract.

**Past Due Accounts:**

There were no foreclosures last year and no past dues as of date.

Please contact Karyn if any owner is interested in direct bank withdrawal for HOA dues. She has the ability to do an ACH debit directly from your account. Several years ago, the Board implemented a collection plan per the new state statute for collecting on past due balances. A

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letter of notice is sent to the past due recipient with an option to be put on a payment plan. The HOA is not allowed to initiate foreclosure until an account is six months past due but liens are filed after 60 days.

Per the TL Declaration and Bylaws, the Board has the authority to spend up to \$20,000 without authorization of the members in case of emergency. The question of the legal fees expense was in question and it is the Board's duty to protect the association when needed. The current legal expenditure is a receivable.

**Motion by Bill Langford to approve the 2018/2019 budget as presented with increased dues subject to the approval of the Spectrum contract. The motion was seconded by Randy Reece. The Motion was approved by the Members.**

**ELECTION OF BOARD MEMBERS:**

There are three Board Member seats up for election (Hallie Simpson, Carl Luff, and Joel Lee). Hallie Simpson will not be seeking another term, but Carl and Joel are willing to continue serving.

Keith Garvey (Unit 525) and Andrea Rike (Unit 331) have expressed their interest to serve on the Board.

A paper ballot was handed out and Molly Herrick was nominated to help tally the votes.

Molly, Karyn, and the Board Secretary tallied all the ballots, compared the totals, and the results were as follows: Carl Luff, Andrea Rike and Joel Lee were elected to serve two-year terms ending in 2020.

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Randy suggested that all owners be a board member as they will appreciate the fact that the Board spends countless hours on issues.

**NEW BUSINESS:**

1. Ed Gassman reported that he had sent a formal request to FEMA asking that all of Telluride Lodge be removed from the flood zone. Ed has not followed up on a Flood Map Amendment to exclude TL.
2. Barb Shockey expressed her concerns on the south end Pacific Street upgrade. Molly let her know that she can go online and sign up for notifications. Molly will always attend the meeting if she is in Town and she will keep the Board informed.

**ADJOURNMENT:** Motion by Bill Langford to adjourn the Annual TL HOA meeting;  
2<sup>nd</sup> by Carl Ebert. The meeting was adjourned at 11:55 a.m.

The annual picnic (catered by Oak) to follow at the TL yard.