

**TELLURIDE LODGE HOMEOWNERS'
ASSOCIATION BOARD OF DIRECTORS
ZOOM MEETING
August 03, 2022, AT 5:30 PM**

MINUTES

CALL TO ORDER

President Andrew Davis called the Zoom meeting to order at 5:33 p.m. A roll call was taken, and a quorum declared.

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

Attending Homeowners: Molly Herrick, Lynn Sherlock, Molly Herrick, Sally Blouse, Bill Langford, Janie Goldberg Gayle Singh, Mark Herman, Lu Holland & Dave Rothermel.

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

Agenda change to move Holly Herrick before Reports to report on the plan to build a multi-level parking structure on Shandoka. All were in favor

Approval of Minutes: Carl Ebert made a motion to approve the July 11, 2022, Minutes, and motion was 2nd by Bill Vaglianti.

Election of New Officers: Joel asked that Bill Vaglianti to take the Vice President position.

Andrew Davis-President

Bill Vaglianti-Vice President

Patty McIntire-Secretary

David Berry-Treasure

Dave Cordell, Carl Ebert, & Joel Lee-Board Members

A vote was taken, and all were in Favor

REGULAR SESSION:

Molly Herrick update on Shandoka & Carhenge:

Molly reported that the Town did a site walk that she was able to attend, and they are concerned with the parking structure and the needs of the Shandoka residents. The new news was they plan to turn all Carhenge into affordable housing with associated parking

for those tenants only. The CONCEPTUAL PLAN (<https://www.telluride-co.gov/southwest-Area-Conceptual-Plan>).

It is unknown at this time if Pacific will become 2-way. There are supposed to be public input meeting

New parking structure to accommodate 900 vehicles: Current 330 Shandoka spots, 298 to cover loss at Carhenge and 300 to grow on. Consultants were tasked with considering pedestrians, traffic flows, trash and bike storage, residents, day trippers, events, ADA compliance, extended work trucks, lighting & snow removal. A small roundabout MAY be installed at Pac and Davis.

Office Manager Report-Karyn:

- A/R for July is very good. One owner is delinquent over 30 days. Karyn will send notice to request payment.
- Finishing up end of fiscal year
- The new dues schedule was sent to all members.
- Unit 508 sold for \$2,200,000

Maintenance Report Ethan:

- Water bill was high due to irrigation, sprinklers were shut off as it rains every day.
- Hot tubs have been used hard and have been very dirty
- Screens will be put back up ASAP
- Annual fire inspection and backflow testing have been done. The 500 building did not test well for glycerin. Should have the report in the next week. Upgrade to fire suppression is planned for the near future.
- Window cleaning is still not finished and the damage to screens has been significant. Ethan is working on getting a count of broken screens. If the window washer contractor sends a bill the window screens will be deducted.
- 500 breezeway metal is in the works to be done as soon as Marty can get it done.
- Painting touch- up is being done in the bad areas

Office Report:

Andrew and Ethan will talk about stair tread repair and how many to do. Andrew thanked everyone for a good annual meeting.

Old Business:

- 11th Amendment, Lift moratorium on renovations: The 11th amendment passed with a 79.4643% 89 YES votes, 12 NO votes at 10.7143 %, 9 no ballot received and 2 disqualified. The moratorium is now lifted.

- **Motion by Bill Vaglianti was made to lift moratorium 2nd by Joel Lee**
- Electrical Infrastructure update-Dave Cordell reported that there will one more walk thru on Sept. 09th to determine the cut across parking and mark trees that will need to be removed. Dave will send a letter update on the electrical walk through.
- Reserve Study, update-David Berry reported that he has been working on the reserve study and has received one bid. David felt the bid was reasonable. Joel volunteered to contact CIOWA on the requirements of doing a reserve study.
- The governance policy had to be reworked per CIOWA and Tom Kennedy is working on it.

New Business:

- Move next year's Annual Meeting from July to June 10, 2023; Dave Cordell is all for moving the annual meeting to June as it helps the short-term owners to be able to use their units and attend. It was agreed to work on Zoom for the annual meeting and budget/ election review.

Motion by Bill Vaglianti to move the TL annual meeting to June, 2nd by Dave Cordell. All were in favor

- Mallette #402 Renovation Plans put under review: This renovation plan for unit 402 are posted on the TL Website; an email was sent to the owners that plans can be found on the website.
- MidScooter #539/540 plans are under review and can be uploaded on the TL website. This plan is requesting an upper balcony, north pop-out that will require a special declaration and map amendment for this specific unit. A special meeting is scheduled in for all owners to attend in 45 days via ZOOM-Sept. 20, 2022.

Non-Board member comments:

Next Meeting: September 14, 2022 @ 5:30 pm

ADJOURN: 6:37 p.m.

**Karyn Marolf, Office
Dave Cordell, Board member**