

**TELLURIDE LODGE HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
April 22, 2019 AT 4:00 PM**

**MINUTES**

**CALL TO ORDER**

President Lynn Sherlock called the meeting to order at 4:00 p.m. A roll call was taken and a quorum declared.

**Present in Person:** Lynn Sherlock

**Via Phone Conference:** Greg Batie, Carl Luff & Andrea Rike

**Staff:** Karyn Marolf, Office Manager present & Curtis Marble, Maintenance Manager via phone conference

**Approval of Minutes:** March 18, 2019 minutes were approved, as there were no changes.  
**All were in favor.**

**REGULAR SESSION**

**Review and Discussion of 03/18/2019 meeting:**

1. **Unit 527-** The contractor has installed the structural beam and Power Logic is scheduled for an electrical inspection on Tuesday April 23, 2019. If electrical passes the contractor can start drywalling and insulating the Unit.
2. **Revising Renovation Guidelines.** Attorney Ken Golden sent Lynn a redline of items he felt need changed or looked at by TL's HOA attorney, Tom Kennedy. Lynn sent a copy of this redline to the Board for review and input. Lynn would like to send the redline to Tom Kennedy per Ken Golden's advice. There were concerns about cost so the Board asked Lynn to send it to Tom and ask for a cost estimate.

The current guidelines are very explicit that units that expand into the basement or attic are responsible for any repairs or damage within the expanded space. Owners are also responsible for fully insuring the expanded space. Unit 329 is experiencing water in the expanded basement space. This is an example of why the Renovation Guidelines are so important.

3. **Letter writing and email issuing process:** No comments.

4. **Spring clean-up:** Greg did a walk around several months ago and felt that the decks and alcoves need to be addressed. The snow was so deep that this project was postponed. Lynn also did a walk around and she agrees that there are decks and alcoves that need to be cleaned up. What is a reasonable time line to give owners to clean-up? It was agreed that due to large amount of deep snow still on decks and alcoves that the Board would give owners 3 weeks (May 15, 2019) to clean up or the Board would hire the areas cleaned at the owner's expense. Lynn agreed to add the date of clean up to the Spring Newsletter.
5. **Bike registration:** The Newsletter will include bike registrations. The bike racks are overflowing with bikes. Curtis needs to be able to determine what bikes are used by owners or their current tenants so he can remove the ones that are not registered. All bikes are required to have a sticker with a unit number. If a bike is not stickered it will be removed.
6. **Town of Telluride Southwest Area Master Plan:** The Town of Telluride has issued an RFP seeking firms for services to develop a conceptual phase of the Southwest Area Plan for the Town owned parcels within the planning area and for the scope of work described within the RFQ issued March 6, 2019.

The Southwest Area property includes Shandoka, The RV lot (employee housing under construction), the river trail along Pacific Street from Mahoney to Davis Street, & Carhenge. TL will be impacted and it is important that TLA is represented in the planning process. Molly Herrick attends as many meetings as she can and Lynn will add to the newsletter that TL needs volunteers to work on this issue. Lynn will get more information and report at the next meeting.

#### **Maintenance Manager Report-Curtis**

- a. **Unit 329 water leak:** As of date it has not been determined what is causing the water to leak in unit 329 basement. The water is going to be shut off to the 300 Spine and this will determine if the leak is coming from a water pipe.
- b. **Tree Trimming:** The tree trimming is in progress.
- c. **North 500 building breezeway:** The engineering report on the 500 breezeway by Unit 510 should be done next week. This report will determine a plan, and the cement will probably be removed and redone to divert water away for the building.
- d. **Sealing repair of parking:** Curtis plans on repairing the parking lot in the near future.
- e. **Hot-tubs:** The outside hot tub is closed until May 15, 2019.

#### **Office Manager Report-Karyn Marolf**

- a. **Past due accounts:** There are not past due accounts over 60 days

- b. Cash balance report:** The cash balance for TL as of April 22, 2019 was \$285,225.00. Greg wanted to know why the balance sheet was still showing the 527 legal and fines. Karyn explained that Dalby CPA would most likely wait to make journal entries once this fiscal year was over (July 31, 2019). Karyn will call Mark the CPA to see if this can be done sooner.

**New Business:**

- a. **Spring Newsletter:** Lynn had sent the Board a draft of the Spring Newsletter she is proposing to send to all the Owners. The Board had no comments and there were no objections so she will be signing the letter with all the Member's names. Lynn will be adding the dates for the cleanup and bike registration before sending to the Owners.

**Set Next Meeting Date:** Monday May 20, 2019 @ 4:00 p.m.

**ADJOURN:** A motion was made by Andrea Rike to adjourn the meeting. Carl Luff seconded the motion. All were in favor and the meeting was adjourned at 4:45 p.m.