

# Telluride Lodge Homeowners' Association Board of Directors

## 11/11/2025

### **Attendance**

Board Members: Kevin Hogan, Dave Cordell, Carl Ebert, Tracy Boyce, and Robert Wylie

Homeowners': Carrie Koenig, Molly Herrick, Andrew Davis, Don Zobel, and Ryan Overtoom

Staff: Karyn Marolf, Office Manager, Megan Masters, Office Manager, & Tony Jeminez, Maintenance Manager

### **Called to order**

Kevin Hogan Called the Zoom Meeting to order @ 5:02p.m.

A roll call was taken, and a quorum declared.

October meeting minutes were approved. The agenda for this meeting was approved.

### **Quick recap**

The board meeting covered various operational updates including insurance matters, construction projects, and the introduction of new board members to replace departing staff. The community board discussed ongoing infrastructure improvements including tree plantings, EV charging station installation, and the Pacific Street project.

### **Summary**

#### **Insurance Updates and Account Transitions**

Karen provided updates on insurance assessment, ACH forum for assessments, and the final MAP amendment for 341 and 342. The team agreed to move accounts to Alpine and close U.S. Bank, with Karen handling the closure process. Tracy mentioned she would be available early next week to sign the MAP amendment in person, as requested by Kim. The team also discussed Bristow's construction deposit refund and yard restoration funds, which Karen confirmed were handled prior to her handover.

#### **Construction Updates and Board Changes**

The meeting covered updates on construction projects, including completed renovations and ongoing work on decks and parking areas. Megan reported that the gym is finished and ready for use after waiver signing, and the annual meeting was scheduled for June 6th. New board members Tracy Boyce and Robert Wiley were introduced to replace Megan in her new office manager role and AJ's departure. The conversation ended with a discussion about cable installation and a commitment from Blake to prevent future construction-related disruptions.

## **Pacific Street Project Updates**

The community board discussed updates on the Pacific Street project, where some trees have been planted with more plantings scheduled for spring, and an agreement was reached with the town regarding future land use flexibility. Lu is coordinating with vendors to install EV charging stations before winter, with work expected to begin in the coming week. The board confirmed December 9th as the next meeting date, with all members agreeing to the schedule.

## **Next Steps**

- Karen: Close out U.S. Bank account towards the end of the month after all fees post
- Tracy : Sign the Mylar map amendment for units 341 and 342 when ready
- David: Follow up with SMP about running cable in the conduit on the west side
- Tony: Complete alarm inspection with Vyant on November 17th and December 4th
- Lou: Complete ordering and installation of EV charging stations
- Tony: Stripe parking lot spaces once EV charging pedestals are installed

The next meeting has been scheduled for December 9th at 5pm.

Meeting adjourned at 5:21pm