

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

MINUTES

CALL TO ORDER

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

Board Members: Andrew Davis, David Cordell, Carl Ebert, Patty McIntosh, Joel Lee & Bill Vaglianti were present
Dave Berry was absent.

Present guest: Carrie Koenig, Molly Herrick, Pam Bennett, Bob Myer, Matt Sommer, Lynn Sherlock, Sally Blouse & Gayle Frazzetta

Staff: Karyn Marolf, Office Manager was present. Ethan Alexander, Maintenance Manager was absent

Approval of Minutes: December 06, 2021, Minutes were approved contingent on clarifying the last name for Julie. Karyn clarified the last name was Kolb. Therefore, Minutes were approved by all Board members.

REGULAR SESSION:

Office Manager Report-Karyn:

- A/R for December in good shape.
- There was an after hour call on sewer backup in unit #525's bathroom sink. Owner called Karyn at 10 pm to inform her of the blockage in her bathroom. Ethan snaked the sink the following day to clear the blockage. Owner was unable to get a plumber due to COVID.
- Karyn is still working on the trash collection options, Bruin wants a 5-year agreement that is open ended. The competition company, Waste Management's driver, appears to have had issues with getting into Telluride Lodges' breezeways to collect the trash. For this reason, Curtis switched to Bruin. Waste Management was not consistent in collecting because of the breezeway issue. Karyn will contract Bruin and ask for a 1-year agreement.

- All Dog fees were collected for 2021. Dog fees for 2022 will be invoiced this month.
- **Maintenance Concerns:**
- Dealt with sewer backups in unit 525 & 526. Ethan had to handle the problem due to lack of plumbers because of COVID.
- Hot tub was not locked. Ethan had to call Elite to find out why.
- Outdoor hot tub was in unsanitary condition due to numerous beer cans & floaties after New Year's Eve. Spa was closed for a day to clean & drain both tubs.
- High School students keep hanging out in Telluride Lodge's hallways. Ethan has to continue to inform them that this is private property, and they must leave.
- Ethan has to notify unit owners & tenants that skies are not permitted to be left in hallways.

Officers Report:

Dave Cordell reported that Ethan needs to map out Fire Suppression shut off valves. Joel will contact Randy Reese to discuss the Fire Suppression system installation. Bill Vagalenti will perform a walkthrough with Ethan for location of the shut off valves. Dynamic is waiting on approval from the Fire Marshal to allow them to use the existing glycol stored in barrels at Karyn's property in Norwood. The riding lawn mower has been covered for winter at the north end of the 400 spine.

Andrew will be sending out an information letter to all owners regarding issues pertaining to the Telluride Lodge Declarations. The Declarations will need to be amended for compliance with future renovations projects. Board members need to send their comments to Andrew regarding the letter to be sent asap.

Declaration Issues:

- Pushouts-upper and lower
- Egress window wells
- Deck stairs
- Lower unit entries
- Clarify Limited Common Elements & General Common Elements
- Balconies/Upper Decks
- Fences
- Awnings/umbrellas
- Need to update plat map to be consistent with Declarations.

Andrew requested anyone that has suggestions on Declaration changes to send information ASAP to BoardTLhoa@gmail.com

Revisions to the Declaration need 51% approval from the TL members.

Old Business;

Follow up with completion of unit 322 regarding the new siding and window replacement. All old windows will not be allowed to be removed until new windows are on site for future renovation projects.

Carl Ebert reported that Ethan is signed up for health Insurance. Ethan will give Karyn the paperwork to put in his file. Karyn has a current Rocky Mountain Health insurance policy. Both policies for Karyn and Ethan will be placed in their files.

New Business:

- Joel suggests that Karyn order several Microsoft word programs for Board members working on the Declaration's amendments. This will prevent problems with edits. Different application versions are making it difficult to pass edits back and forth between Board members.
- There have been complaints of people not wearing masks in the hallways. Joel sent Karyn a link from the San Miguel County website with signage options. The updated signage will be placed in the hallways. Karyn will email the rental companies and owners reminding them to make sure masks are worn when inside the Telluride hallways.

There were no Non-Board member comments

Next Meeting: February 07, 2022, at 5:30 pm

ADJOURN: 6:18 p.m.

**Karyn Marolf, Office Manager
Patty McIntosh, Secretary**