

**TELLURIDE LODGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
October 21, 2019 AT 6:00 PM**

MINUTES

CALL TO ORDER

President Pam Bennett called the meeting to order at 6:01 p.m. A roll call was taken and a quorum declared.

Present in Person: Pam Bennett

Board Members Via Phone Conference: Greg Batie, Carl Luff, Emily Burns, Andrew Davis, Carl Ebert & Andrea Rike

Present guests: Carrie Koenig in person & Melissa Basset via phone,

Staff: Karyn Marolf, Office Manager, and Curtis Marble, Maintenance Manager, present in person.

Approval of Minutes: Motion by Andrea Rike to approve the September 16, 2019 minutes as presented as there were no changes. The motion was 2nd by Andrew Davis. All were in favor.

REGULAR SESSION

Review and Discussion of September 16, 2019 meetings:

- a. **Renovation Guidelines:** Pam was unaware that some of the topics of the Renovation Guidelines are in the amended and restated declarations. The current Guidelines that Greg has been working with are much more detailed than the declarations. Pam would like to see the declaration language on expansions (3.6.2) incorporated into the Renovation Guidelines. Pam & Greg volunteered to work together on finalizing the Guidelines to be approved by the Telluride Lodge Board.
- b. **Fine Policy:** The current fine policy is not in compliance with the Colorado Common Interest Ownership Act (CCIOA). A new fine policy will need to be implemented once a fine schedule is agreed upon. Greg will send his ideas of minor and major infractions to all the board for their input.
- c. **SWAMP updates:** The next SWAMP meeting is coming up and Joel Lee, Lynn Sherlock & Patty McIntosh will try to attend and send a report to the Telluride Lodge.

- d. Parking Map:** With more construction of residential units on the west end, parking is becoming more of a problem. Karyn will send the parking rules to all the owners in the email next week. It was agreed that owners need to be reminded that the rules state one vehicle per door and that the Telluride Lodge will be enforcing the parking rules. Vehicles with no parking pass will be subject to towing. Owners renting should contact Karyn for parking passes or a template can be emailed. Pam asked that the Board think about the idea of implementing a designated parking space for every unit and the balance of parking would be on a first come basis. Pam will investigate the legal aspects of designating a specific parking space to a unit. Karyn will clarify the Clarks parking map issue with legal counsel to see if Telluride Lodge should be recording the current parking at Clark's or enforcing the recorded parking map.
- e. People and Dogs Trespassing:** Bill Langford reported to the Board that Neil Elinoff continues to violate the no trespassing signs and lets his dogs run on Telluride Lodge property. Neil resides at LuLu City. Bill presented to the Board a detailed letter concerning two recent incidents with Neil and his dogs. Pam was to forward Bill's letter to the Town of Telluride. Pam will follow up on this issue.

Maintenance Manager Report-Curtis Marble

- a. Sewer update:** The sewer to unit 310/311 is scheduled to be done as soon as the contractor can schedule. A belly was found in the sewer line of 412/413 and Curtis is hoping to get it replaced as soon as he can get it scheduled. Hopefully, this will happen before next meeting and while weather permits.
- b. Deck fire:** The owner of the deck that caught on fire has scheduled a complete rebuild of that deck and is hoping to be done by December 6, 2019.
- c. Siding and paint update:** The painting will be completed for the year this week.
- d.** Curtis reported he will not get the parking re-stripping done this fall, and it will have to wait until spring. Curtis will be going on his annual fall vacation Oct. 24-Nov 4, 2019.

Office Manager Report-Karyn Marolf

- a. Past due accounts:** A/R are in good shape currently. There is one unit that is approaching 90 days and Karyn send a reminder.
- b. Cash balance report:** The cash balance for Telluride Lodge as of Oct. 17, 2019 is \$210,922.75. Karyn has transferred funds to the operating account to cover painting and siding expense, and should be able to transfer it back this winter when the outside expenses slow down.
- c. Budget vs. Actual to date:** Karyn sent a current budget vs. actual to the Board. The current budget shows most of the 1st quarter of this fiscal year. Karyn asked the Board to send her any questions they may have regarding the budget.

Other Business:

- a. Fire on Deck:** Several weeks ago, Telluride Lodge experienced a deck fire late at night and we were very lucky someone happened to walk by and call 911. Exterior fires are particularly dangerous as there are no alarms to go off. The fire department was unable to identify the cause, but it might have been a cigarette. Most of the decks at the Telluride Lodge are 40 plus years old making them very combustible. That is the reason gas grills are not allowed on decks.
- b. Smoking Policy:** The Board all agreed that no smoking at any time on decks should be added to the current house rules. Several owners expressed their concerns about the deck fire, as it would not set off any alarm until it was inside of the building. Curtis talked to the alarm company and they do not have a system that could be installed outside at this time. The cost to upgrade the current fire alarm to wireless would cost \$150,000.

Carl Ebert made a motion to add no smoking at anytime is allowed on the decks to the house rules. The motion was 2nd by Greg Batie. The motion passed.

- c. Spa rules regarding underage children with no supervision:** The office has received several reports of children being in the spa without adult supervision. Karyn will add to the email to owners on house rules a reminder that the spa rules state “no one under 14 is allowed in the spa without an adult”.

d. Owner Forum:

Owner Carrie Koenig would like to see monthly newsletters sent to the Telluride Lodge owners, and asked about using the 400 hall for a meet and greet pot luck get together for owners in the future if weather permits. Carrie is also in the process of arranging a Fire Safety evacuation walk with fire Marshal to discuss fire safety and evacuation plans at TL. Karyn will send to owners once a time is set.

Landscaping Committee Report: Melissa Bassett and Belinda Batie did research to determine recommendations for improving the health and appearance of the Telluride Lodge landscaping. The following recommendations were based from Colorado Master Forester/Arborist, Sod Specialist, and other Research.

1. Aerate 1X per year before snow
2. Fertilization-2X per year - one in early fall before snow and one in spring.
3. Test soil to determine correct type of herbicide to use in spring
4. Cut down aspen saplings before snow fall
5. Weed flower beds throughout spring/summer growing season.

Next Meeting Date: November 18, 2019 @ 6:00 p.m. Telluride office or via conference call

ADJOURN: A motion was made by Greg Batie to adjourn the meeting. Carl Ebert seconded the motion. All were in favor and the meeting was adjourned at 8:43 p.m.