

**TELLURIDE LODGE HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
November 18, 2019 AT 6:00 PM**

**MINUTES**

**CALL TO ORDER**

President Pam Bennett called the meeting to order at 6:00 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 & Andrea Rike.  
Absent Carl Ebert and Andrew Davis

**Present guests:** Carrie Koenig and Scott Bennett in person. Melissa Basset via phone,

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

**Approval of Minutes:** Motion by Carl Luff to approve the October 21, 2019 minutes as presented as there were no changes. The motion was 2<sup>nd</sup> by Greg Batie. All were in favor.

**REGULAR SESSION**

**Review and Discussion of October 21, 2019 meetings:**

- a. **Renovation Guidelines:** Pam is in the processes of finalizing updating the TL DEC's to include possible changes to the renovation guidelines and will be talking to Greg for his input before sending to all the Telluride Lodge Board.
- b. **Fine Policy:** The fine policy is tabled until the renovation guidelines are approved. The board is still reviewing and considering the Governance Policies and Procedures proposed by Tom Kennedy. These proposals included recommendations for a fine system.

- c. Parking Map:** Pam is still working on obtaining the agreement and an updated parking map agreed to by Telluride Lodge and Clark's. SWAP is proposing 440 new housing units on the west end of town and this will possibly have a negative impact Telluride Lodge parking. Enforcement of Telluride Lodge parking permits and policing of our parking lots will be critical if more housing is added in this part of Telluride. There was discussion on changing the look of parking stickers yearly and reminding all owners to properly register their vehicles. Curtis currently walks the parking lot on busy times, special event weekends, and holidays. The Board asked Curtis to walk the parking lot once a week inspecting for current violators of our parking rules and for any illegally parked vehicles. Hopefully, this will give the board a better idea of the issues concerning parking.
- d. SWAP updates:** Lynn Sherlock, Patty McIntosh, and Joel Lee all attended the last SWAP meeting. Telluride Lodge office has received information from Viking Lodge outlining Viking's concerns pertaining to SWAP. Lynn and Patty have requested that all information, documents, and TL owner feedback pertaining to SWAP be sent to all the owners. The Board also felt that the same information should be sent to all the adjacent condos: Boomerang Village & Lodge, Cornet Creek condos, Plunge, Etta Place, Owl Meadows, Lulu City, and Graysill. Scott Bennett also attended the last SWAP meeting and reported that a traffic study was done but not during the busy season. The traffic report seemed flawed so another study will be done during higher traffic times. This will give SWAP a better base to assess traffic needs. The Board felt it would be good to get a survey put together and sent to the Telluride Lodge owners to try to get a consensus of how the majority of them feel about the housing, traffic, and impact on TL with the SWAP changes. Karyn was asked to reach out to Lynn Sherlock, Molly Herrick, Patty McIntosh and Joel Lee to see if they would be on a committee with Carrie Koenig and Melissa Bassett to come up with a SWAP survey for Telluride Lodge owners. The survey will give the Board a better idea where the owners stand on the proposed development issues.

**Andrea made a motion to form a Telluride Lodge SWAP committee to put together a survey for owners in order for the Board to get a consensus on how owners feel about the SWAP project proposals, 2<sup>nd</sup> by Greg Batie. The motion passed with no objections.**

- e. People and Dogs Trespassing:** Tabled until next board meeting, as Pam has not heard back from Bill Langford.

- f. Landscaping Discussion-Melissa Bassett:** Melissa asked if the budget and financial statements could be formatted to have landscaping as a separate line item for importance and more detail. Melissa also would like to see landscaping on the agenda every month. Melissa called the Telluride water department and talked to Bill about the possibility of using the current irrigation meter to meter the water usage used for landscaping, as this would reduce the water/sewer bill. Currently Telluride Lodge is charged a sewer fee for water used on the landscaping. Bill met with Curtis and thought the current meter would be sufficient but Bill would need approval from his boss and will get back to Melissa and Curtis if that is possible. Andrea knows a guy who takes care of a golf course in Durango and will reach out to him for advice and will get with back to Melissa. Melissa requested that all the seedling/sprouts aspen trees currently growing in the yard be removed ASAP. Pam suggested that because of the repair of sewer, water, and electrical power lines the seedlings remain until next summer as we could lose trees due to digging. Melissa also reached out to a hydrologist on reviewing the proper amount of water needed to maintain the Telluride Lodge yard and for making suggestions as to how to more efficiently use our water. The cost of this hydrologist consultation would be a maximum of \$500.00 for him to come and do an analysis of how much water should be used.

**Carl Luff made a motion to hire a hydrologist for the purpose of landscaping water study not to exceed \$500.00. the motion was 2<sup>nd</sup> by Greg Batie. All were in favor.**

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

- a. Sewer update:** The French drain for Unit 308 is complete. The sewer to Unit 310/311 is scheduled to be done next week and to Unit 412/413 to be replaced as soon as it can be scheduled. Hopefully, this will happen before next meeting and while weather permits.
- b. Deck fire:** Unit 414/415 deck is in the process of being rebuilt and should be done in the next three weeks.
- c. Spa camera:** Curtis is looking into purchasing a security camera for the spa for around \$300.00. It was suggested that these cameras be smart phone capable.
- d. Unit 512:** Window replacement for Unit 512 is done.
- e. Curtis reported that we could be looking at problems with our buried power lines. The board asked for more information concerning his concerns and asked that Curtis get San Miguel Power to access the issue and give us their expert opinion about what needs to be done going forward.**

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

- a. **Past due accounts:** A/R are in good shape. There are two units approaching 90 days and Karyn will send a reminder. Greg asked that Karyn send the reminder in writing for a paper trail.
- b. **Cash balance report:** The cash balance for Telluride Lodge as of Nov 18, 2019 is \$215,090.18.
- c. **Budget vs. Actual to date:** Karyn sent to the Board a current budget vs. actual for the 1<sup>st</sup> quarter. Building painting and outside work consumed most of money spent in the 1<sup>st</sup> quarter of the year. During the winter months less is spent on the outside maintenance and will allow the budget to even out and fall back in line.
- d. **Reserve Budget Update:** Karyn and Curtis are working on estimating what amount of money is needed as reserve budget. Karyn will send to Pam as soon as completed. Carl Luff is also working on computing our HOA needs as it pertains to our cash reserve.

**Other Business:** Carrie Koenig expressed her concerns about trailers parking in the parking lot. The declarations say all trailers are to be approved by the Board or Curtis. Curtis explained that the trailer that has been here for several weeks was from Texas and the owner had brought stuff up for their condo and would be taking it back to Texas soon. The board felt that NO long-term parking of trailers should be allowed.

Carrie also would like to see no trespassing signs put in at both ends of the hallways as she has concerns of prescriptive easement with non residents using the halls and our property as walk ways.

**Next Meeting Date: December 16, 2019 @ 6:00 p.m. Telluride office or via conference call**

**ADJOURN: A motion was made by Greg Batie to adjourn the meeting. Andrea Rike seconded the motion. All were in favor and the meeting was adjourned at 7:54 p.m.**