

**TELLURIDE LODGE HOMEOWNERS'  
ASSOCIATION BOARD OF DIRECTORS**

**ZOOM MEETING**

**March 07, 2022, AT 5:30 PM**

**MINUTES**

**CALL TO ORDER**

President Andrew Davis called the meeting to order at 5:34 p.m. A roll call was taken, and a quorum declared.

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

**Present guest:** Carrie Koenig, Molly Herrick, Pam Bennett, Lynn Sherlock, Sally Blouse, Ty Jenkins, Deanna Bagge, Julie Korb, Lu Holland, Kevin Nickels & Attorney Shelly Dackonish representing Scott & Pam Bennett and Carrie Koenig.

**Staff: Attending the meeting was** Karyn Marolf, Office Manager and Ethan Alexander, Maintenance Manager

**Approval of Minutes:** February 07, 2022, Minutes were approved by all Board members.

**REGULAR SESSION:**

**Office Manager Report-Karyn:**

- A/R for February are in good shape. Two owners are delinquent over 60 days. Karyn will send notice to request payment.
- David Berry completed Telluride Lodges 2021 taxes complementary and saved the Homeowners ~ \$3K as per payment noted from last year.

**Maintenance Report Ethan:**

- Ice and water continues to pool in the parking lot. Ethan has difficulty ridding the water due to a frozen pipe to divert water to drain into river
- Snow was removed from the rooftop on the Eastside of the 300 buildings.
- Eight Homeowners have signed up for Welfare checks. Ethan is trying to simplify the process by having a permanent schedule to check the units that have signed up for the program

- There has been high hot tub usage. The rental companies reported a 98% occupancy on a steady basis.
- Signs have been posted to remind, hot tubs are limited to Telluride Lodge guests & homeowners exclusively.
- Ethan continues to sticker/boot non permitted vehicles.
- Dynamic was requested to look into adding shut-off valves to the fire suppression system to help with future maintenance expenses.

**Officers Report:**

- Fire Suppression report: Dynamic reported in September all fire suppression systems will be required to replace glycol with a new very expensive product (2 options will be available either -10 or -20 degrees). Telluride Lodge has areas where the fire suppression lines are exposed to very cold temperatures. Ethan will be looking into options of getting these pipes underground and or in a heated building. By exploring these different options this will help decrease the volume needed for the antifreeze material.

**Old Business:**

**New Business:**

- **A ballot will be sent to all Homeowners requesting their vote to allow the Declaration revision regarding pop-outs.**

**Non-Board member comments:** Guest Attorney Shelly Dackonish commented on the Declaration amendment on behalf of Scott & Pam Bennett & Carrie Koenig.

**Next Meeting: April 04, 2022, at 5:30 pm**

**ADJOURN: 6:04 p.m.**

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