

**TELLURIDE LODGE HOMEOWNERS'
ASSOCIATION BOARD OF DIRECTORS
ZOOM MEETING
January 10, 2023, AT 5:30 PM**

MINUTES

CALL TO ORDER

President Andrew Davis called the Zoom meeting to order at 5:31pm. A roll call was taken, and a quorum declared.

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

Attending Homeowners: Molly Herrick, Lynn Sherlock, Carrie Koenig, Pam Bennett, Ashley Story, Bill Langford, Matt Sommer, Paul Weissman, Tracy Boyce & Tyrie Jenkins

Staff attendance: Karyn Marolf, Office Manager and Ethan Alexander, Maintenance Manager

Approval of Minutes: Carl Ebert made a motion to approve the October 04, 2022, Minutes, and motion was 2nd by Dave Cordell.

A vote was taken, and all were in Favor

REGULAR SESSION:

Office Manager Report-Karyn:

- A/R for October there are 2 owners over 60 days past due. Patty asked Karyn to fine owners who become more than 30 days past due. Starting January all HOA dues past due more than 30 days will be assessed interest of 12% annum monthly until current.

- Karyn sent the first quarter (Aug, Sept. & Oct) HOA budget vs actual to board for review
The water/sewer is over due to an exceptionally high July and Aug bill. The water bills will be less moving forward but may end up over budget.
The window washing was budgeted spring and should have been budgeted for two times. The Fall cleaning will be put window cleaning over budget.
- For the record the 539/540 amendment vote ended October 20, 2022 @ 5:00 pm. The Balcony needed 51% or 58 votes to pass. This vote failed with 55 yes and 38 no.
The pop out needed 67% or 76 votes to pass. This vote failed with 61yes and 32 No. There were 18 that chose not to vote and 1 vote that was received after the deadline. The non-voters & late yes vote counted as a “no” vote.

Maintenance Report Ethan:

- Ethan reserved the air compressor to blow out the irrigation lines for October 17 and the compressor ended up being out for repairs. Ethan was able to rent a compressor from San Miguel Chinking and get the irrigation done before freezing.
- The parking lot lines in the main parking lot were repainted.
- The Limited Common Area Courtyards were requested by adjacent Homeowners to clean up the area. The request appeared to be largely successful. Ethan will continue to monitor report noncompliance.
- Ethan helped Chancey with power line job
- Ethan met with Cooper for the reserve study company.
- Ethan has had complaints regarding the hot tubs being cold. Ethan cleaned the filters and tubs are maintained at 104 degrees. Weekend overuse may contribute to lower temps because of filters being plugged. Ethan has ordered new filters that will be here next week. Temperature will continue to be monitored.
- Increased bikes are being stored. This is creating a bike storage problem. Ethan will tag bikes that have flat tires and Karyn will send out an email to all owners. If your bike is tagged, you need to repair and let Ethan know or it will be removed permanently. Bill Vaglianti suggested that a yearly

bike fee could be charged. This fee may help with the dead bike issue and eliminate the unused bikes issue. How to eliminate the overflow of bikes could be discussed at future Community Forum Zoom Meetings.

Office Report:

- The electrical power project was delayed due to SMP “locate” division being unable to schedule and flag lines, etc in a timely manner. Chancey was able, prior to weather prohibiting further work, trench, and place conduit from Clark’s property into the TL north “green space “area. This project is now on hold until spring when weather allows for work to continue. There were concerns from some owners with the location of the electrical boxes. The current location was picked by SMP for easy access and to create no interference with infrastructure underground. The BBQ grills will be moved according to box placement and safety. SMP is paying for all conduit and power line materials. This coverage is big savings for Telluride Lodge.
- Joel reported the EV \$18K grant timeline for getting the charging stations installed should not be a problem if delayed.

New Business:

- **Quarterly Community Zoom Meetings-Patty McIntosh;** Patty reported that she met with the board on setting up quarterly community zoom meetings as she has been getting a lot of feedback from owners expressing their concerns of issues that need to be addressed. It was agreed that a quarterly zoom meeting be scheduled to allow owners to express their concerns. The first meeting will be held following the Monthly HOA meeting on Tuesday January 10, 2023 @ 6:30 pm. A quarterly zoom meeting information email will be sent out to all TL owners. This email will request their input on concerns they have regarding the Telluride Lodge Community.

Non-Board member comments:

Next Meeting:

No December board meeting,

**The next meeting will be January 10, 2023 @ 5:30 pm with an Owners
Quarterly Community Forum Zoom Meeting to follow @ 6:30 pm**

ADJOURN: 6:29 p.m.

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