

**TELLURIDE LODGE HOMEOWNERS'
ASSOCIATION BOARD OF DIRECTORS
ZOOM MEETING
November 15, 2024, AT 5:00 PM**

MINUTES

CALL TO ORDER

President Andrew Davis called the Zoom meeting to order at 5:03 pm. A roll call was taken, and a quorum declared.

Board Members attendance: Andrew Davis, David Cordell, Carl Ebert, Kevin Hogan, A.J. Milder, Brooke Mallette & Lu Holland.

Homeowners' attendance: Sara Milder, Patty McIntosh, Bill Langford, Sean Keenan & John Urbine.

Staff attendance: Karyn Marolf, Office Manager & Tony Jiminez Maintenance Manager.

Approval of Agenda/ Minutes: Agenda approved as presented along with the minutes of October 15, 2024. All were in favor.

REGULAR SESSION:

Office Manager

- October A/R- One unit is behind on HOA dues collections. There are several units that have not paid for emergency assessments. Karyn

will be required to send a certified letter to those units if their assessment is not paid.

1st quarterly budget vs. actual was sent to the board (August, Sept. and October). Most monthly items are within the 25%. Karyn has no concerns currently.

Maintenance Manager

- Bobcat is still under repair. This includes replacing the radiator, belt tensioner, and muffler. Dave asked about the age of the bobcat. Tony thought it was around 15 years old. Discussion of the age of the bobcat and if it needs replaced soon. It was recommended that the bobcat be serviced annually and see how it holds up this winter.
- The outdoor spa cover has not arrived as of date. Tony will follow up on what the timeline is.
- Tony will be following up with F&F Fire for the need to repair the small leaks in the hall ceiling.
- Lawn Maintenance is done for the winter.
- Tomboy sewer line easement project is looking like that will be done on Tomboy by the end of the month. There were concerns about the damage to the pavement. The Town will be repaving Tomboy next summer. TL pavement was already in poor condition so the Town may or may not repave TL's part.
- Tony is looking to hire an electrician to work on the heated gutter electrical line issues.

Officer's Report:

Composting System for Telluride Lodge- AJ Milder

In the meeting, AJ proposed the idea of implementing a composting system for the Telluride Lodge community with the town offering a \$10,000 grant to support the initiative. The composting program would involve separating organic waste from regular trash, reducing the community's impact on waste. The town's sustainability manager and Park have assessed potential locations for compost bins, including a spot near the bobcat parking area and other accessible areas. The cost of the program is estimated to be

around \$1 per unit, with 2 bins initially proposed but may consider 1 bin to see how much it is used. The bins need to be bear-proof and have a concrete base. If the community decides to consider the implementation of this program, the next step would be involving reviewing designs and potentially building structures for the compost bins. AJ suggested that the system could be located near the parking lot, close to the existing bobcat enclosure. There was also a discussion about the potential for short-term renter's misuse of the composting system. AJ suggested sending out a survey to gauge interest and gather feedback on how to handle short-term renters. The possibility of combining the composting system with the bobcat enclosure was also discussed. The conversation ended with the understanding that the community needs to decide on the preferred location and design of the composting system before the town's grant money expires in April if TL wishes to apply for a grant.

Open discussion:

Construction Fees and Deposits Discussion

In the meeting, construction fees and deposits for various projects were discussed. Telluride confirmed that all big projects had paid deposits, but noted that some smaller projects, like 339/ 340, had only paid dumpster fees. The dumpster fee is for yard damage if any during these smaller projects. Karyn explained that the construction fees are not TLs to keep but are a reimbursable fund if there are no damages. They also discussed the line item for courtyard enhancements and fence in the budget.

Old Business:

New Business:

Next Meeting:

The next meeting, Tuesday December 17, 2024 @ 4:00 pm

Adjourn: 5:55 pm

Karyn Marolf, Office Manager

