

Telluride Lodge Homeowners' Association Board of Directors
(08/12/2025)
ZOOM MEETING

CALLED TO ORDER

Kevin Hogan called the Zoom Meeting to order @ 5:00 p.m.

A roll call was taken, and a quorum declared.

Approval of July meeting minutes will be approved at next meeting.

The agenda was approved with adding Dave Cordell on painting & Carl Ebert updating the Insurance renewal.

Board members attendance: Kevin Hogan, Dave Cordell, Carl Ebert, Brooke Mallette & Megan Masters

Homeowners' attendance: Patty McIntosh, Tacy Boyce, Lynn Sherlock, Dave Dove, Carrie Koenig, Sara Milder, & Molly Herrick

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

Quick recap

The board meeting covered financial updates, including a budget shortfall and insurance renewal discussions, along with maintenance and painting project progress reports. Various operational matters were addressed, including office management transitions, electronic voting plans, and a map amendment project requiring surveying work. The conversation ended with discussions about ongoing maintenance issues, including fire suppression leaks and irrigation repairs, while also reviewing plans for gym flooring and Wi-Fi setup.

REGULAR SESSION:

HOA Office report:

Karyn and Dave discussed the process of cleaning up AI-generated meeting minutes, agreeing to streamline the task by adding motions and making it easier for Megan to generate future meeting minutes.

Budget review discussion of financial matters, including a budget review that showed a \$95,000 shortfall primarily in insurance, with some overages in legal and supplies. Karyn reported that Tony had successfully fixed sprinkler systems, resulting in significant water bill savings. The board discussed a map amendment project involving approximately 20 units that need surveying and remapping, with Karyn planning to send letters to affected owners about the costs and process.

Telluride Maintenance and Infrastructure Updates:

Tony reported various maintenance issues, including fire suppression leaks in the 500 hallway and ongoing irrigation repairs. The team discussed solutions for a high-traffic area where carpet has been damaged, considering options like rubber mats or painting the surface. Carrie suggested sending a message to owners about consistent trash collection days to help reduce odors that attract bears.

Officer's Report:

Dave Cordell provided an update on the sewer project, explaining that the price point was higher than expected due to the need to modify and install three manholes. This will be completed in preparation for sewer lining.

Megan updates on gym, Wi-Fi setup, and access codes, confirming completion is close and plans for a waiver/ rule to be sent to owners.

Kevin explained that there will be a three-step plan for transitioning office management, including engaging Telluride Consulting for accounting and having Megan handle administrative duties part-time, while keeping Karyn involved in community activities. The board also addressed plans for electronic

voting for board member positions, with an email and amendment to be sent to the community for review, and discussed pursuing an indemnification agreement with Canyon Land, with Kevin planning to follow up with Tom on the matter.

Carl Ebert undated the members on the insurance renewal, reporting that he was able to secure a new offer of \$100,000 cheaper than last year's, though TL will still need an assessment of at least \$100,000 to stay within budget. Kevin noted this was a significant improvement from the initial \$200,000 assessment discussion, and Carl emphasized the need to maintain a healthy reserve fund.

Painting Progress and Timeline Updates-The board discussed painting progress, with Marty planning to complete the 400-spine trim and begin work on the 500 -spine next summer, aiming to reduce the 5–6-year painting timeline. The community expressed desire to complete trim color changes, though some budget adjustments may be needed. The board also addressed ongoing maintenance of steel around the bottom of the building, which Marty will coat while painting.

Task list

- Karen to send out a letter to owners regarding the map amendment process, including cost information and requirements
- Karen to send out a reminder to owners about trash collection days to help deter bear activity
- Tony to complete the fire suppression leak repairs in the 500 hallway by the end of the month
- Tony to fix ceiling tiles damaged by glycol leaks after fire suppression repairs
- Tony to install the key fob system once the streaming cables arrive
- Tony to discuss with Alex Swift about potentially trading closet rental for hall carpet cleaning services
- Tony to address the carpet/flooring solution between Clarks and Telluride Lodge
- Megan to finalize gym setup and send out access information once Tony installs the key fob system

- Megan to implement a waiver system for gym access
- Kevin to connect with Tom Kennedy regarding the Canyon Land indemnification issue
- Kevin to prepare and send out electronic voting amendment information to the community
- Dave and Kevin to work on budget projections for future years including capital expenditure projects

The next meeting has been rescheduled for Monday, September 15th at 5pm due to scheduling conflicts.

Meeting adjourned at 5:46 pm