

Telluride Lodge Homeowners' Association Board of Directors

12/9/25

Attendance

Board Members: Kevin Hogan, Dave Cordell, Brooke Mallette, Tracy Boyce, and Robert Wylie

Homeowners': Carrie Koenig, Molly Herrick, Andrew Davis, Patty McIntosh, Chris Boeker, David Dove, Doug & Deanna Bagge, and Bechtel

Staff: Megan Masters, Office Manager, & Tony Jeminez, Maintenance Manager

Called to order

Kevin Hogan Called the Zoom Meeting to order @ 5:04p.m.

A roll call was taken, and a quorum declared.

November meeting minutes were approved. The agenda for this meeting was approved.

Quick recap

The board meeting covered operational updates regarding ongoing construction projects, safety concerns, and challenges with the ski patrol situation. The conversation ended with plans for an upcoming director election and preparations for potential ski patrol strikes, along with confirmation of the next board meeting date in January.

Summary

Operational Updates and Project Challenges

The board meeting was brief and focused on operational updates. Robert reported that the ski patrol situation remains unresolved, with no recent meeting summaries available, and mentioned concerns about snow removal potentially damaging young aspen trees. Megan shared that Lou is dealing with challenges finding an electric contractor for the EV station project, which is expected to progress in January. Robert also confirmed that mylar documents and property records for 341, 342, and Matt's place will be delivered tomorrow for his signature, marking the end of the board's obligations for those matters.

Telluride Construction and Safety Updates

The board meeting covered updates on snow conditions in Telluride, construction projects, and safety concerns. Tony reported on ongoing construction work and discussed a potential safety issue with a door clearance near David Dove's unit, which will be investigated further. Carrie raised concerns about combustible materials storage and exterior Christmas lights, which the board agreed to address. The conversation ended with an update on the EV station project, noting delays in scheduling the electric contractor.

Director Election and Ski Patrol Updates

The board discussed an upcoming vote for electronic voting, which Kevin expects to be distributed to the community within the next two weeks. They confirmed a meeting date of January 13th. Carrie informed the group about potential ski patrol strikes and suggested preparing for disruptions by ensuring the hot tub remains operational, as many owners rely on short-term rentals.

Next Steps

- Robert: sign mylar and documents for 341, 342 when they arrive tomorrow at Tom Kennedy's office
- Tony: check construction drawings to verify if door on unit 539 was approved, given proximity concerns to unit 541
- Tony: conduct audit of combustibles stored near building or under stairs before more snow comes
- Tony: look into exterior Christmas lights compliance with deck regulations regarding light pollution and mounting without board approval
- Megan: send email to community about removing combustible/flammable materials from building areas before more snow falls
- Megan: send reminder email to remaining people about picking up key fobs for the spa
- Kevin: follow up with Tom Kennedy on election of directors amendment and send call for vote to community within next week or two

The next meeting has been scheduled for January 13th at 5pm.

Meeting adjourned at 5:18pm