

**TELLURIDE LODGE HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
June 17, 2019 AT 4:00 PM**

**MINUTES**

**CALL TO ORDER**

President Lynn Sherlock called the meeting to order at 4:12 p.m. A roll call was taken and a quorum declared.

**Present in Person:** Lynn Sherlock & Greg Batie

**Via Phone Conference:** Carl Luff & Andrea Rike

**Staff:** Karyn Marolf, Office Manager, and Curtis Marble, Maintenance Manager, present in person.

**Approval of Minutes:** May 20, 2019 minutes were approved as presented as there were no changes.

**All were in favor.**

**REGULAR SESSION**

**Review and Discussion of 05/20/2019 meeting:**

1. **Unit 527-** The owners reported they are close to getting their C.O.  
**Unit 327-**This unit is almost complete and the owners are hoping to move in June.
2. **Revising Renovation Guidelines.** To be tabled until after the annual meeting.
3. **Spring Clean-up-**Greg Batie and Lynn Sherlock did a walkthrough of the Telluride Lodge property. They found 5 decks not in compliance with the house rules. Karyn was asked to send letters and the rules to 519, 513, 510, 406 and 335.
4. **Town of Telluride Southwest Area Master Plan:** Lynn Sherlock, Molly Herrick and several other homeowners attended the SWAMP meetings held in May and June. Lynn reported that the Town is looking at tearing down Shandoka in phases and rebuilding more employee housing in phases. There is talk of adding a walkway along Mahoney Street, and the possibility of making Pacific Street two-way and/or building a bike path along the south side of Pacific where it is presently one-way. All discussions are still in the preliminary talking stage.
5. **Maintenance Manager Report-Curtis** -The repairs to the north 500 breezeway are complete, and at a cost less than originally thought. Metal siding is almost done for this budget period. The sprinklers are up and running.

6. Flowers were planted by Karyn and it froze over the weekend, but most plants survived.

### **Office Manager Report-Karyn Marolf**

- a. **Past due accounts:** Unit 306 brought his dues current and there are no other accounts that are past due more than 60 days.
  - b. **Cash balance report:** The cash balance for Telluride Lodge as of June 17, 2019 was \$275,021.00. Karyn called the C.P.A. and was able to clean up the balance sheet by moving Unit 527 legal to expense and moving the fines to bad debt.
  - c. **4<sup>th</sup> Quarter Budget vs Actual:** The 4th quarter Budget vs Actual is within 85% on the majority of items. Karyn sent a draft budget for 2019/2020. The 2019/2020 budget has to be finalized and sent to owners no later than June 20, 2019.
7. **Budget 2019-2020:** Carl Luff created a new short version of the budget vs. actual. Carl will work with Karyn on presentation prior to sending it to the owners on June 20, 2019. Carl will be addressing the budget at the annual meeting.

**Motion by Andrea to approve the 2019-2020 budget to be sent to the Telluride Lodge owners; 2<sup>nd</sup> by Greg Batie. All were in favor.**

8. **2019 Annual meeting:** Carl Luff will do the Treasures report. Karyn Marolf will present renovation projects and unit sales. Lynn Sherlock will ask Todd Brown and/or Molly Herrick to speak on the SWAMP project. Greg Batie will present Renovation Guideline revision progress. Curtis will bring the owners up to date on metal siding.

The board approved the 2018 annual meeting minutes to be sent out to homeowners with the annual meeting notice package.

**Board Member seats:** The Telluride Lodge has a 7-member Board and currently there are 3 vacant seats. Lynn Sherlock and Greg Batie are up for re-election Carl Luff and Andrea Rike's terms will be up in 2020. As it stands there are 5 openings if Greg and Lynn decide not to seek another term. Karyn will send a note to owners that board seats need to be filled when she sends out annual meeting packet.

**Next Meeting Date:** Monday July 15, 2019 @ 4:00 p.m.

**ADJOURN:** A motion was made by Greg Batie to adjourn the meeting. Carl Luff seconded the motion. All were in favor and the meeting was adjourned at 5:15 p.m.