

**Telluride Lodge Minutes HOA
Board of Directors Zoom Meeting
December 14, 2020
Minutes**

CALL TO ORDER REULAR SESSION

Joel called the meeting to order at 5:02 pm

Board members present Via Zoom: David Berry, Joel Lee, Carol More, Patty McIntosh, Carl Ebert, Andrew Davis & Dave Cordell

Employees Present: Curtis Marble Maintenance & Karyn Marolf Office.

Homeowners present: Carrie Koenig, Barb Shockey, Lynn Sherlock, Pam Bennett, Allie & Amy Gish.
Quorum met for the meeting to proceed.

Approval of Minutes: Approval of the Minutes from the November 30, 2020 was tabled for next meeting.

Regular Session:

Office Manager report by Karyn Marolf: Karyn reported that the UPS delivery person was approached by an TL owner requesting that packages be delivered to the spa.

There has been great feedback on the TL newsletter that was sent to the homeowners.

Karyn sent the welcome letter to all new 2020 owners.

A/R was sent to the Board for review and is in good shape overall.

David asked Karyn to check into the new NEC-1099.

Maintenance report by Curtis Marble:

Curtis reported that the west side water bill is high. Curtis had the Telluride water department visit to check meters and found that the east meter was in need of repair. Curtis will continue to read meters and calculate occupancy to try to determine why the west meter water is so high.

The Bobcat had a seal leaking and Bobcat of Rockies replaced the seal.

The electric truck's new battery charger is not working. The company is looking for a replacement but is on hold due to COVID.

Curtis reported that the current COVID product freezes. Joel will work with Curtis for an alternate product.

Trash enclosures are a work in progress. Curtis is hoping to have them done by Christmas.

Security cameras are being installed.

Officer reports:

Joel reported the newsletter went out and owners seem very happy. Karyn has received one comment as of date on the new house rules. It was agreed to give the owners until the end of the month to send in comments. Karyn will collect all comments and send them to the board in one email.

SMC has decreased occupancy for rentals as COVID cases increase. Karyn will email the current COVID SMC letter to all owners. This letter will inform the owners of the guidelines. TL will not be the agency enforcing the SMC guidelines. Curtis will post this letter on all hallway doors.

Old Business:

HOA Documents progress:

Fines: A fine schedule was sent to the board for comments. Fines for unauthorized large group parties (over 15 people) in common areas were set at \$250.00. Carol will make the changes and send the fine schedule to the board one more time for review. Once final the fine schedule will go out the Homeowners following the holidays and owners will have 15 days for comments.

Dave Cordell & Andrew Davis have put a lot of time on the draft of the Renovation Guidelines. The draft has been emailed to all the board for final review. Please email or call Andrew with any comments. The goal will be to get the Board approval by the January 4th meeting. The renovations guidelines will be sent to the TL Homeowners upon approval by the Board.

The Governance Policies is close to being ready. It needs to have a few corrections. The fines were noted and need to be finalized prior to sending the “clean copy” to the homeowners for comments.

Patty is working with Dan Isaac on the new TL website. Patty would like to solicit owners for TL pictures for the website. Karyn will send an email asking owners for landscaping pictures only (no people).

The date for the annual meeting is July 24, 2021.

New Business:

Homeowners that joined the meeting were able to vocalize their concerns.

The board went to another zoom meeting room to discuss the annual Employee Christmas Bonus @ 6:23 pm to 6:39 pm

Motion by Carl Ebert to give Christmas Bonus of \$800.00 to Curtis and \$800.00 to Karyn, 2nd by Andrew Davis All were in favor

The next Board Meetings: Monday, January 4, & 18 2021
at 5:00 pm MST

Meeting Adjourned at 6:42 pm MST

Karyn Marolf
TL HOA Manager
Patty McIntosh
HOA Secretary