

**TELLURIDE LODGE HOMEOWNERS'  
ASSOCIATION BOARD OF DIRECTORS**

**March 04, 2025**

**ZOOM MEETING**

**MINUTES**

**CALL TO ORDER**

Kevin Hogan called the Zoom meeting to order at 5:01 pm.  
A roll call was taken, and a quorum declared.

**Board members attendance:** Andrew Davis, Carl Ebert, Dave Cordell, Brooke Mallette, Lu Holland & AJ Milder.

**Homeowners' attendance:** Carrie Koenig, Megan Masters, Bob Myers, David Gould, Matt Bristow, Molly Herrick, John Urbine, Patty McIntosh, Sally Blouse & Pam Bennett.

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

**Approval of Agenda/ Minutes:** Agenda was amended by adding 539/540 renovation. Approval of the minutes of January 14, 2025. Motion to approve the agenda and the January Minutes by Lu Holland and 2<sup>nd</sup> by Dave Cordell, all were in favor.  
No meeting in February.

## **REGULAR SESSION:**

### **Office Manager**

March A/R -Karyn reported there were only two units that had not paid their February HOA dues, but these owners have always been prompt with their payment. Karyn sent a reminder.

### **Officer's Report:**

**Security fence:** The south end projects are still premature, and a security fence will be discussed in the future when more is known about the south end projects.

**Maestro A/C installation update:** Dave Cordell has been working with unit 340/342 in installing a Maestro A/C unit in the upper part of condo, which would benefit the community by demonstrating its performance. The unit would be installed using the current furnace vent, located on the north side. Concerns were raised about potential noise issues. The noise for this A/C unit is very minimal. Not every condo will be able to install one of these units. If this model proves to be doable the board will create guidelines and rules for A/C installations, considering the unique challenges of each unit. The Board agreed to allow the installation during 340/341 remodel as a test. The contractor for 340/341 Blake Kees has agreed to install the unit and may become a distributor.

**Motion was made by Dave Cordell to allow Bristow, the owner of 340/341, to install a Maestro A/C unit in the upper unit as a trial. 2<sup>nd</sup> by Kevin Hogan. All were in favor**

**2025/2026 Insurance budget:** Carl discussed the challenges faced by insurance companies due to significant losses and the need to recoup before writing new policies. He also mentioned the difficulty of dealing with brokers and captives. Pam shared her positive experience with a new insurance entity and her plans to involve the board. Carl is looking into the options TL HOA can do to bring down premium costs.

**Maintenance Manager:** In the meeting, Tony reported the new hot tub cover was finally delivered and now in use. The new guy Tony hired to

replace Elite Spa is working out very well in contributing to less abuse of the spa use.

The water line in the fire suppression closet froze and broke but other than causing a lot of ice did not damage anything and is repaired. Tony reported the heat was too low in the closet and it was not insulated enough. Insulation was added and Tony feels it should not freeze in the future. Tony reported a water leak unit 418 at the Telluride Lodge due to an old compression fitting, which was promptly repaired by a plumber.

The carpet at the end of the north end of the 400-building going into Clark's Market building is in bad shape and needs replaced. Tony will see if he can find a ruminant at the carpet store in Montrose and replace the carpet.

**Old Business:** In the meeting, Matthew, the owner of 341/342, reported his project's delay, stating it was 3 months behind schedule, with a target completion date of July 31.

### **Remodeling Projects and Property Concerns:**

Unit 539/540 submitted plans for renovation, and they have been posted on the website for owner comments.

The board discusses concerns about multiple ongoing remodeling projects and their impact on the property's appearance. Patty raises questions about cleaning up construction debris and repairing damage to landscaping. Dave explained that substantial deposits are taken from unit owners for renovations, which can be used to remedy any cleanup and damage issues if not addressed by the owners. The board considers the benefits of remodeling, such as increased property values, but acknowledges the need to balance the number of concurrent projects. Matthew, a unit owner, shares his experience with the remodeling process, including unexpected costs and efforts to minimize inconvenience to others.

### **New Business:**

**Andrew Davis's resignation:** Kevin announced the resignation of Andrew and the need to vote for his replacement.

### **Board Approves Megan's Temporary Position**



Megan Masters expressed interest in being a board member and sent in her BIO. Megan, a nurse and wife of Lane, was nominated for the temporary position. Megan will fill Andrew's position until the annual meeting in June. Carrie expressed concerns about the board's tendency to choose like-minded individuals. Patty suggested Liz Regan as an alternative as she ran for a board position.

**Motion was made by A.J. to approve Megan Masters as the replacement for Andrew Davis for the remainder of his term on June 14, 2<sup>nd</sup> by Dave Cordell**

Carrie raised concerns about the upcoming election and the proxy system, suggesting a shift to a more inclusive voting process. Carrie expressed concerns about the board's tendency to choose like-minded individuals and would like to see election buddy used in the future. Patty suggested Liz Regan as an alternative as she ran for a board position in the past.

There are four board positions up for election on June 14, 2025, TL annual meeting.

Dave Cordell, Kevin Hogan, Carl Ebert and Andrew Davis (Megan Masters). If anyone is interested in running for a board seat, they need to let Karyn know and send a BIO.

### **Community Survey and Infrastructure Discussion**

The Board discusses a recent community survey and addresses concerns raised about its structure and content. AJ explains that the survey was intended to gather general feedback on community priorities, not to make decisions. Some members express concerns about the survey's design, particularly the grouping of diverse ideas in single questions, which could lead to misleading results. Kevin and Brooke emphasize that the survey is just a starting point for further discussion and that additional feedback has been received through emails.

Next TL board meeting Wednesday, April 2<sup>nd</sup> @ 5:00 pm

Meeting was adjourned at 6:13 pm