

**Telluride Lodge Minutes HOA  
Board of Directors Zoom Meeting  
January 18, 2021  
Minutes**

**CALL TO ORDER REGULAR SESSION**

Joel called the meeting to order at 5:01 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, Bob Dempsey, Peggy Raible, Tracy Boyce, Mick Hirschfeld, Dave Rothermel/ Brooke Mallette, & Pam Bennett.

Quorum met for the meeting to proceed.

**Approval of Minutes:** Approval of the Minutes from the January 04, 2021 were approved as there were no objections. All were in favor.

**Regular Session:**

**Office Manager report by Karyn Marolf:** Karyn reported that January is the month that Spectrum implements the yearly 5% increase per the bulk account agreement. The increase per unit per month for 2021 is \$2.16. Karyn believes TL is in their 3<sup>rd</sup> year of a five-year bulk contract. David would like Karyn to find out when TL's tax return will be done. Karyn will call Dalby CPA to get an update.

### **Maintenance report by Curtis Marble:**

Curtis reported that the west side water bill is still reading high. Curtis will continue to read meters and calculate occupancy to try to determine why the west meter water is so high. There have been no signs of soft spots in the yard to indicate a leak. Dave Cordell, Andrew Davis and Curtis Marble will keep working on solutions to why the west meter water usage is so high.

Trash enclosures are almost done and very bear proof. This enclosure will allow for TL to eliminate the cardboard dumpster. The estimated cost for all three enclosure is around \$5500.00.

### **Officer reports:**

Joel reported that he has been in contact with Jeffery Sol???? the representative for Colo HOA. Jeff has been helpful on the Colo. law for HOA's. The state does webinars and now is offering YouTube channels. Joel reported he is working on the survey to go out to owners.

Carol More is close to getting all the documents edited and updated so they can be posted on the new website.

The board ask that Karyn send out the January 4, 2021 minutes to all TL owners and continue to send the board meeting agendas to all owners.

### **Old Business:**

### **HOA Web site Design:**

Patty McIntosh reported that the website is close to being ready to go live. The ACH, Pet registration, large group application and renovation forms will be added this week. It was suggested that a counter be added to the website to get feel for how many are looking at the website. Patty will work with Dan on getting a counter added to the website. Patty asked that the board send her a 1 or 2 sentence bio to be posted on the website. Patty reported she is pleased with the new website and a big thank you to Dan for all his time on this project.

## **Review of HOA Documents:**

**Review and Approve House Rules:** The House Rules are close to being ready to be posted on the web and sent to all rental companies.

There are few minor changes in regard to smoking, groups, service animals.

Joel spoke to Jeff on the Colo clean air act on main entries. HOA are not included in this law.

**Carol made motion to adopt these House Rules dated January 2021 2<sup>nd</sup> by Andrew Davis. Vote was taken and pass unanimously**

- **Review prior to forwarding to owners:**

1. Governance Policies is close to being ready it just needs Tom Kennedy's final approval.
2. Fee Schedule draft was sent to the board and it was agreed to change the fee for large groups that fail file an application with HOA.

**Carol More made motion to adopt the fines schedule 2<sup>nd</sup> by Patty McIntosh. Vote was taken and passed unanimously.**

3. Renovation Guidelines are done with the exception Andrew making sure they correlate to the correct cross reference.

**Carol More made a motion to adopt the Renovation Guidelines subject to Andrew making sure they correlate to the correct cross reference. 2<sup>nd</sup> by David Cordell. Vote was taken and passed unanimously.**

## **New Business:**

- **Discussion of Capital Obligations Forecast**

Joel inquired about the law and requirement of HOA's doing reserve studies. Reserve studies are not required but if an HOA decide to do a reserve study they are then required to fund it.

The state is concerned about HOA that have no reserves.

Dave Cordell, Andrew Davis, and David Berry will work with Curtis on a 5-to-6-year projection of projects that will need address and then how to fund those projects.

David Berry and Carol More will investigate a 5-year dues structure.

- **Smoking Signage**

It was agreed that even though HOA are not required to follow the No Smoking policy within 25ft. of entries that TL would adopt that rule and install signs that prohibit smoking within 25ft. of the building entries. Curtis will order the signs.

The next Board Meetings: Monday, February 22, 2021 at  
5:00 pm MST

**Meeting Adjourned at 6:47 pm MST**

Karyn Marolf  
TL HOA Manager  
Patty McIntosh  
HOA Secretary