

**Telluride Lodge Minutes HOA
Board of Directors Zoom Meeting
February 22, 2021
Minutes**

CALL TO ORDER REGULAR SESSION

Joel called the meeting to order at 5:00 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.

Homeowner's present; Carrie Koenig, Barb Shockey, Cary Suter, Amy Gish, Madeline Hirschfeld, Elizabeth Goel, Joel Bechtel, Ernie Butterfield, Tracy Boyce & Pam Bennett.

Quorum met for the meeting to proceed.

Approval of Minutes: Approved the Minutes from January 18, 2021. There were no objections. All were in favor.

Regular Session:

Office Manager report by Karyn Marolf: Karyn reported the tax return was ready for Joel to sign.

There are two units under contract and Karyn will send a welcome letter once closed.

Insurance for upper and lower decks was brought to the Boards attention by Karyn. It was determined since these are considered limited common elements. Homeowners need to know that they are responsible to provide their own insurance to cover any issues related to their decks.

The A/R is in good shape.

Maintenance report by Curtis Marble: Curtis reported the manhole on the north west end of the 500-building was holding water. Curtis contacted Colorado leak Detector to address the issue. On February 19th Colorado leak Detector was unable to determine if there was a leak due to plastic pipes. The only option is to dig potholes and look for water surfacing. If the leak is not found while excavating that area, shut valves will be installed so water can be shut off in those sections.

Curtis did a leak check in each unit and found a few toilets but nothing significant.

Curtis is documenting the water leak project by taking pictures.

Officer reports: Joel reported that once the water issue is resolved, he would go to the Town of Telluride with Karyn to advocate a credit on the water bill.

David reported the taxes were completed. The tax return invoice was more costly than last year. David will be looking into options for getting the taxes done at a better rate.

Karyn was asked to correct the format for the January 4 Minutes on the website and post the January 18 Minutes.

Patty reported that all correspondence to the board needs to be sent to the new email boardtlhoa@gmail.com This website information is posted on the website.

Old Business:

- **Water line:** Curtis will work with the contractor to start digging potholes to look for the water leak. The plan is to install shut offs on the main while the line is dug up.
- **Budget Review:** David Berry reported that the budget was going to be over on water/sewer, legal and COVID. TL Board will have to increase the dues to reconcile the budget. David Berry would like to see the budget ready 60 days prior to the annual meeting and sent to owners.

The discussion on the budget was tabled until the next meeting as Carol was not present during budget review.

- **Renovation Guidelines:** The final Renovation Guidelines were reviewed by legal counsel and are now approved and ready to be recorded at San Miguel County recorder and posted to the website.

New Business:

- **Governance Policy:** Joel sent the final Governance Policy with the Fine Schedule attached at the end. It was agreed that the Fine Schedule should be its own separate document. If the fees need to be adjusted it will be easier to amend.
- **Motion by Carol More to approve the Governance Policy will be contingent on amending any errors and that the Fine Schedule will be a separate document. 2nd by Patty McIntosh. Passed unanimously.**
- **Newsletter:** Joel will work on the second newsletter and needs input from David and Carol on financials; Dave and Andrew on waterline;

Patty on the Website.

The newsletter will include a reminder of the annual meeting date and that the new Website is live.

- **Survey:** Joel will work on getting the survey ready. It was agreed once the survey is sent the Homeowners will have 10 days to respond.

The next Board Meetings: Monday, March 15, 2021 at 5:00 pm MST

Meeting Adjourned at 5:59 pm MST

Karyn Marolf

TL HOA Manager

Patty McIntosh

HOA Secretary