

**TELLURIDE LODGE HOMEOWNERS'  
ASSOCIATION BOARD OF DIRECTORS  
ZOOM MEETING  
November 08, 2021, AT 5:30 PM  
MINUTES**

**CALL TO ORDER REGULAR SESSION**

President Andrew Davis called the meeting to order at 5:33 p.m. A roll call was taken, and a quorum declared.

**Board members present Via ZOOM:** Andrew Davis, David Cordell, Carl Ebert, Patty McIntosh, David Berry & Joel Lee  
Carol More was absent.

**Present Homeowners:** Bill Vaglianti, Carrie Koenig, Molly Herrick, Pam Bennett, Lynn Sherlock, Becky Cullen, Bill Langford, Dave Rothermel, Mick Hirschfeld, Lael Fruen, Julie Korb, Donna Ligon & Gayle Frazzetta

**Present Staff:** Karyn Marolf, Office Manager, and Ethan Alexander, Maintenance Manager

**Approval of Minutes:** Approved the October 18, 2021, Minutes. No correction necessary.

**REPORTS:**

**Office Manager Report:** Karyn sent out the 1<sup>st</sup> quarter Budget vs Actual (Aug, Sept. & Oct.)A/R report. Andrew and Karyn will continue to work on a contract agreement for trash/recycle collection. Waste management sent a bid which did not include cardboard and commingled recycling.

The new shelving in the office improves the spatial organization for package pickup.

**Maintenance Manager Report/ Ethan:**

- Overseeing the renovations at 529/530
- Working on Wi-Fi in office and spa camera connection. Experiencing difficulty for a call back from Spectrum.
- Intrusion monitoring of high school students in the 400 and 500 halls
- Ethan was accompanied by Dave Cordell for an inspection with SMPA to review the replacement of electrical lines on the entire Telluride Lodge property. Work will be scheduled ~ October 2022. Next meeting with SMPA is scheduled in February/March to discuss pre-work required i.e. trenches, conduit, etc.
- Main parking signage was moved to improve visibility.
- Sanding the floor in the Spa is 90% complete
- Completed repairs for the pad for picnic tables in the 400 & 500 area.
- Called Dynamic to remind them to send the inspection report.
- Removed flower boxes from decks and in the process of raking leaves

- Maintenance work is completed on the Skid steer and is ready for the snow removal season.

**Officers Report:** Dave Cordell reported that the meeting with Byrd Williams with San Miguel Power Association went well. SMPA has agreed to provide the electrical wire and conduit and would like to move the six transformers out of the court yards. The wiring will have to cross Pacific Street. The plan is to complete the job in October of 2022. TL will be gathering bids to get an idea for the trenching cost.

A cover for the bobcat and implements was ordered. The bobcat will be stored on the south side during the winter for snow removal.

The lawn mower will be moved to the maintenance shop for the winter.

Treasure Report: David Berry stated the 1<sup>st</sup> quarter A/R report was within budget. The west water bill has a credit but will show up on the budget as an expense.

### **Old Business:**

Joel would like to see an emergency fee of \$50.00 added to the governance policy.

**Motion by Joe Lee to approve an amendment to the Governance Policy for after hour calls/weekends regarding water, fire alarms and heating issues. A \$50.00 after hours/weekend fee would be charged to the owner. 2<sup>nd</sup> by Carl Ebert. All were in favor.**

Joel will work with Karyn on getting the Governance Policy amended and recorded so that can be posted on the website.

### **New Business:**

- **Carol More's Resignation:** Board member Carol More sent her resignation to the TL board.

**Motion by Joel Lee to approve Bill Vaglianti to replace Carol More for the remainder of her term (July 2022). 2<sup>nd</sup> by Dave Cordell.**

**MANY THANKS TO CAROL MORE FOR ALL HER YEARS OF SERVICE ON THE TL BOARD.**

- **Unit 540 upper balcony/deck vote process:** The board has received a request to build an upper balcony on unit 540. This would require a declaration amendment and an approval from 51% of the TL membership. Andrew outlined the process of putting the balcony issue to a vote.
- 1. Unit 540 will send a letter of request to build a balcony to all owners.
  2. A Zoom meeting will be set up for all owners to voice their concerns and comments regarding the pros/cons of an upper balcony. The owners of Unit 540 will be required to find a moderator to host the Zoom meeting. This meeting will be recorded and posted to the website for owners to view who are unable to attend.
  3. A ballot will be emailed out after the Zoom Meeting and homeowners will have 15 days to return their ballot with their vote(s) as per Tom Kennedy's protocol. A reminder will be emailed 7 days after the first email and then another reminder email a couple of days prior to the vote's due date.

This ballot will require the voter to print out and sign and date their ballot.  
One vote per door.

**Motion by Carl Ebert to adopt the balcony/deck vote procedure timeline as presented by Andrew,**

**with the owners of unit 540 to provide the moderator 2<sup>nd</sup> by Bill Vaglienti.  
A vote was taken, and all were in favor except Dave Cordell voted no.**

**Non-Board member, Homeowner's comments;**

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

**Schedule of next meeting:** Monday December 6, 2021 @ 5:30 p.m.

**Meeting Adjourned at 6:43 p.m.**