

**TELLURIDE LODGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
May 11, 2020 AT 6:00 PM**

MINUTES

CALL TO ORDER

President Greg Batie called the meeting to order at 6:06 p.m. A roll call was taken, and a quorum declared.

Board Members Via Phone Conference: Pam Bennett, Greg Batie, Carl Luff, Emily Burns, Andrea Rike, & Carl Ebert.

Guests Via Phone Conference: Dave Cordell, Patty McIntosh, Carol More, Bill Langford, Joel Lee, Lynn Sherlock & Hallie Simpson joined at 7:22.

Staff: Karyn Marolf, Office Manager, and Curtis Marble, Maintenance Manager via phone.

Approval of Minutes: A motion was made by Pam Bennett to approve the April 27, 2020 minutes contingent on Emily Burns and Pam's changes. The motion was seconded by Andrea Rike. All were in favor.

President's Report: Covid-19 is an issue and the board needs to be thinking about how to hold the July 18, 2020 annual meeting if the current restrictions stay in force. Greg Batie reported to the board that Karyn is planning on resigning but will stay through the annual meeting. Karyn confirmed that she is resigning.

Greg Batie reported that per the Declarations owners are to be sent notice at least 5 days prior to a board meeting in which a rule is going to be proposed. Greg feels the board needs to send the No Smoking on Decks Rule to the owners to be in compliance with the Declarations.

REGULAR SESSION

2020-2021 Budget Review and Discussion: Karyn sent a draft budget to all the board with the big ticket items highlighted in blue (fire suppression gages \$20,000, trash enclosures and breezeway stair treads \$10,000, metal skirting \$20,000, painting \$30,000 and sewer replacement \$20,000) this would be \$100,000 of the current \$475,000 budget. Pam Bennett felt that the trash enclosures and stair treads could be put off as there is not enough money in budget to do all these items.

The 1-5-year items the board needs to be thinking about are the sewer, water, electric line and the replacement of the retaining wall along the west side of the 500 building. Curtis recommended scoping the sewer lines to find out where the bad spots are. This would be at a cost of \$36,000. This is a hard expense to justify if TL is going to replace the sewer line soon. It was agreed that Karyn and Pam will rework the budget and the board have a budget meeting. Pam would like to see bids on painting, metal siding and window washing as this would help with getting hard budget numbers.

Landscaping Committee Report: Belinda Batie reported that Curtis aerated the lawn, did one round of fertilizer and will be using a homemade herbicide in the rock areas. Curtis will be weeding the spa flowerbed in the couple of weeks. Patty McIntosh asked if the flowers were going to be planted as budgeted. Belinda Batie expressed that she had no idea that deck flowers were provided by TL and felt that if deck owners wanted deck flowers, they could purchase their own. Hallie Simpson expressed that she disagreed with Belinda and flowers were budgeted for this year. If Belinda wanted to present a different flower option, she should do it at the annual meeting and have it budgeted for next year. Bill Langford offered to pay for deck flowers if need be. There are currently approximately 25 whiskey barrels and 30 deck flower boxes. Belinda would like to propose getting rid of the whiskey barrels and replacing them with 5 metal planters at \$200 each. The owners present felt that Belinda should present her metal flower planters to be approved by the members at the annual meeting. Patty Macintosh expressed again that the decision on flowers needed to be made as soon as possible. Bill felt the wooden barrels were a great delineator for the parking and keeping vehicles off the yard. Emily Burns felt that Curtis and Karyn should use their own judgement on the yard and flowers for now as installation of utilities will make the lawn a mess, and it makes no sense to spend a lot of money on a landscaping if it is going to be dug up in the near future.

Election of President: Greg Batie let the board know that he was resigning from the position of president. The Board of Directors accepted Greg's resignation and suggest a meeting be set to pick a new president. All were in favor. As there is no vice president Greg agreed to continue running this meeting.

Maintenance Manager Report-Curtis Marble:

- a. **Landscaping Discussion-Melissa Bassett:** This was tabled as Melissa was not present.

Maintenance Manager Report-Curtis Marble

- a. **Sewer update:** Unit 412 sewer was replaced and an 12 inch belly was found.
- b. **Deck fire:** Unit 414/415 deck is almost finished.
- c. **Unit 308:** The water proofing project is almost complete and they just need stone and sod.
- d. **Parking lot:** Marking of the parking lot spaces is being done
- e. **No Trespassing:** The signs are still up in all the halls and Curtis was wondering about the opening of the spa. Pam Bennett felt it was too soon as the social distancing order is still in place.

Office Manager Report-Karyn Marolf

- a. Past due accounts:** A/R are in good shape and the one unit that was behind sent payment. There are two units in the 60 days behind column.
- b. Cash balance report:** The cash balance for Telluride Lodge as of April is \$248,265. The money market balance is \$230,000, US Bank \$3,900, and Alpine Bank is \$14,400.

Financial Report-Treasurer – 2020/2021 Budget Report: Postponing the annual meeting was brought up. Carol More felt that would be a big mistake as this meeting is too important to postpone. It will all depend on what the Town of Telluride does between now and July. There are a lot of online meeting programs and Zoom was recommended. Joel Lee volunteered to help with setting up virtual program for the annual meeting. The board will meet for a budget meeting to finalize the budget and options for the annual meeting prior to June 18th.

Other Business: The Town of Telluride will be discussing a new irrigation policy, and this could restrict water even more this summer. This will impact how TL proceeds with any landscaping plans.

Next Meeting Date: May 13th @ 6:00 p.m. via conference call on Gotomeeting.com. The meeting will be for the purpose of electing a new president and an executive session to discuss employee issues.

ADJOURN: A motion was made by Pam Bennett to adjourn the meeting. Andrea Rike seconded the motion. All were in favor and the meeting was adjourned at 8:20 p.m.