

**TELLURIDE LODGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
July 15, 2019 AT 4:00 PM**

MINUTES

CALL TO ORDER

President Lynn Sherlock called the meeting to order at 4:00 p.m. A roll call was taken and a quorum declared.

Present in Person: Lynn Sherlock

Present guest: Bill and Anita Lanford

Via Phone Conference: Greg Batie, Carl Luff & Andrea Rike

Staff: Karyn Marolf, Office Manager, and Curtis Marble, Maintenance Manager, present in person.

Approval of Minutes: Motion by Carl Luff to approve the June 17, 2019 minutes as presented as there were no changes. 2nd by Andrea Rike

All were in favor.

REGULAR SESSION

Review and Discussion of 06/17/2019 meeting:

1. **Unit 527-** The owners reported they have received their C.O. and will be renting the unit long term.
Unit 327-This unit is almost complete and owners will be moving in. The crawl space to this unit is damp and the owner asked the HOA to upgrade this space. Curtis is working with owners on getting the space dried out.

2. **Maintenance Manager Report-Curtis** -The painting and installation of metal siding to the building is finding rot in places as they finish up the 500 building. Curtis reported that there was wood rot beneath 5 of the windows when the siding was removed. This will result in extra costs to this project. The log picnic table between the 500 and 400 buildings will be replaced this fall or spring with a table like the one in front of the office. Estimated cost is \$500 dollars. The cardboard recycle bin was removed when we changed garbage carriers and several owners have complained. Curtis has ordered a new cardboard dumpster to be placed back in the 500 breezeway. The bin costs \$100 per month. Curtis has done work on the deck for unit 525 at an estimated cost of \$8000. There is still additional wall rot in the 500 building that has to be addressed.

The tree trimming scheduled for the summer of 2019 has been delayed due to waiting on the city needing to issue a permit to remove the trees. This work was not budgeted for 2019/20. Curtis is also working on filling cracks and sealing parts of the parking pavement before winter. Curtis also reported that he had to replace half the fire extinguishers due to age.

Office Manager Report-Karyn Marolf

- a. **Past due accounts:** A/R are in good shape at this time. No past dues were reported.
- b. **Cash balance report:** The cash balance for Telluride Lodge as of July 15, 2019 \$257,712.00.
- c. **Budget to Actual and balance sheet update:** Karyn had to make some adjustments to the 2019/2020 budget due to higher costs for liability insurance for 2019/20. She will budget \$51000 for our liability insurance. Account 6601 was discussed. The concrete work done last year on the extended walk at the north 500 building was \$5000.00 and the work done to stop the leaking to unit 510 cost approximately \$11,000. Lastly the board had a brief discussion concerning the town increase for water. TL's water cost almost doubled for next year due to these increases.

8. 2019 Annual Owners Meeting Planning: Lynn will run the meeting; Carl Luff will do the Treasures report and he looks for the big topic to be where do we spend capital dollars. Karyn Marolf will give update on renovation projects and unit sales for that last fiscal year. Lynn Sherlock will ask Todd Brown and/ Molly Herrick to speak on the SWAMP project. Greg Batie will give update on Renovation Guideline revision progress. Curtis will bring the owners up to date on 2018/2019 siding improvements and repair issues.

Board Member seats: The Telluride Lodge has a 7-member Board and currently there are 3 vacant seats. Lynn Sherlock and Greg Batie are also up for re-election. That makes 5 open board seats needing to be filled. Carl Luff and Andrea Rike's terms will be up in 2020. TL HOA will need to fill four - 2-year term seats and one 1-year term.

EXECUTIVE SESSION:

A motion was made to go into executive session by Carl Luff and 2nd by Andrea @ 5:05 pm

Ann and Ed Gassman had requested an opportunity to address the board in executive session.

A motion was made by Greg Batie to exit executive session and 2nd by Andrea Rike @ 6:10 p.m.

Next Meeting Date: TBD at Annual Meeting.

ADJOURN: A motion was made by Greg Batie to adjourn the meeting. Andrea seconded the motion. All were in favor and the meeting was adjourned at 6:11 p.m.