

**TELLURIDE LODGE HOMEOWNERS'  
ASSOCIATION BOARD OF DIRECTORS**

**ZOOM MEETING**

**September 13, 2021, AT 5:30 PM**

**MINUTES**

**CALL TO ORDER REGULAR SESSION**

President Andrew Davis called the meeting to order at 5:31 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:** Carrie Koenig, Molly Herrick, Pam Bennett, Ashley Story, Becky Cullen, Elizabeth Gould & Gayle Frazzetta

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

**Approval of Minutes:** Approved the August 12, 2021, minutes. No correction necessary.

**REPORTS:**

**Office Manager Report:** Karyn set up a water credit in quick books. **Telluride Lodge is now at 60% ACH for monthly due collection. Monthly ACH payments are highly encouraged.** Bruin Waste sent a 2-year service agreement. Andrew felt the contract was too open ended regarding what Bruin could charge. Andrew and Karyn will continue to negotiate the agreement.

**Maintenance Manager Report/ Ethan:**

- Overseeing the renovations at 529/530
- Working on Wi-Fi in office and spa camera connection
- Monitoring high school students intruding the 400 and 500 halls
- Working on trash enclosure signage
- Will be painting the parking lot lines
- Will be blowing out the irrigation lines for winter and landscape cleanup
- Some of the picnic table pads/areas are in need of repair. The lodge has extra flagstone that Ethan will be using for replacing the pads/areas in need of repair work next summer.
- Owners need to email BoardTLhoa@gmail.com for repair work that needs Ethans attention. Their names and concerns will be placed on a list for Ethan to schedule.

**Officers Report:** Dave Cordell reported that a meeting with Byrd Williams with San Miguel Power is scheduled for October 19, 2021 @ 10:00 a.m.

The hot tub has been vandalized and holes knock in the hall ceiling tiles and other pricey damage. Please call the Telluride Marshal's office to report misbehavior from High School kids or anyone else you may see abusing the spa area. Ethan hopes to have the WiFi connection for the cameras in the spa area to record any foul play soon.

Treasure Report: David Berry will be installing a remote P.C. on Karyn's computer so he can access QuickBooks from his office. David will be working on the balance sheet. David would like to get the renewal for the Insurance policy moved to August to coincide with TL's current fiscal year. TL's tax return is due this month. David will file an extension if needed as the tax return has been done by Dalby at a cost of over \$3000.00. David feels this return should be done for less than \$1,000.00.

Patty McIntosh reported she is staying involved with the two Short Term ballot incentive proposals and encourages all TL eligible voters to educate themselves on the pros and cons of each proposal. Keith Hampton called Joel and will have a ZOOM meeting to inform owners what the incentive proposals mean. Keith would like permission from the board for Karyn to send his Zoom link to all TL Owners. All were in favor of emailing all the TL Homeowners regarding Keith's ballot information ZOOM Meeting.

Patty asked Karyn to post a recorded copy of the TL Bylaws and a copy of the articles of incorporation in the correct order to the website.

#### **Old Business:**

**Town Council is very busy with the Affordable Housing ballot issue for the November 2 election. They have not announced where the next affordable housing project will be located. Patty will continue to inform TL Homeowners regarding the SWAP issues when they are announced.**

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

#### **New Business:**

There is interest in getting upper balconies approved. The board asked that a committee be formed to put together a survey for all owners to see if there is enough interest to proceed with a declaration change to allow upper balconies.

Pam Bennett, Carrie Koenig, Patty McIntosh, and Gayle Frazzetta volunteered to be on the survey committee.

This committee will put together a survey to be sent to TL owners. The board asked the committee to send a draft one week prior to the next meeting to be reviewed by the board for their comments.

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

Homeowners that joined the meeting were able to vocalize their concerns. Most of the conversation was regarding equity issues of upper and lower units.

**Schedule of next meeting:** Monday October 18, 2021 @ 5:30 p.m. as Dave was unable to meet on Monday October 11.

**Meeting Adjourned at 7:08 p.m. MST.**

Karyn Marolf: TL HOA Manager  
Patty McIntosh: HOA Secretary