

**TELLURIDE LODGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
December 16, 2019 AT 6:00 PM**

MINUTES

CALL TO ORDER

President Pam Bennett called the meeting to order at 6:00 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 and Andrew Davis.

Present guests: Carrie Koenig via phone, and Kevin Preble the last 10 minutes of meeting.

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

Approval of Minutes: Motion by Andrea Rike to approve the November 18, 2019 minutes as presented as there were no changes. The motion was seconded by Andrew Davis. All were in favor.

REGULAR SESSION

Review and Discussion of October 21, 2019 meetings:

- a. **Renovation Guidelines:** Pam took the current guidelines and reduced them down to 5 pages. Greg made several comments on areas he felt needed to be addressed:
 - (1) The need for a standard application form when requesting a project
 - (2) The two sections in the DEC's 3.6.2 and 3.11 are different and most of the wording in new renovation document pertains to 3.62 and not sure the wording works well for both.
 - (3) The posting of a bond has not been required in the past and Karyn explained that insurance companies do not do bonds on what they consider small renovation projects, but the DEC's read that the board can ask for a amount reasonably determined by the board so the board could determine a surtey deposit on large renovations if they felt necessary.
 - (4) Fences that do not meet standards needs more discussion and may need a legal view.
 - (5) Long horizontal windows have been allowed to be coved from the inside but are not a good overall look when viewed from the outside. These long horizontal windows need some defining along with sound proofing.

- (6) Concerns that alcoves (common element) be landscaped to their original state after a renovation are complete at the owner's expense.
- (7) When an owner is doing a lower exterior (crawl space) renovation a requirement for approval should include replacing the units sewer line to the main.
- (8) 3.6.2.5(f) is the wording "exterior work" correct, might need better language separating interior renovation work from work concerning both exterior and interior work.

The fee schedule for fines needs to be included with these changes.

A requirement that additional language stating that owners have read and agree to all these issues which the owner(s) and their contractor sign and date.

Karyn will make the changes to address these issues and send them to the board for review prior to the January meeting.

- b. Fine Policy:** The fine policy is tabled until the renovation guidelines are approved. Pam asked the board to review the fine policy prior to next meeting as a fine policy will need to be adopted to go with the renovation guidelines.
- c. Parking:** Curtis has done several walks around the parking lot and stickered several owner's vehicles with no parking permits. Curtis was asked to keep track of vehicles that are not Telluride Lodge residents, and if they continue to poach parking then they are to be towed. San Miguel Building and Spa is currently using parking spaces at the Telluride Lodge in exchange for shoveling the north end of the 500 building, and Curtis has asked them to utilize the non-exclusive parking spots at Clark's Market. Several owners that don't rent or use their condos have volunteered to allow SMBS to use their parking permits.
- d. SWAP updates:** Carrie Koenig reported that none of the owners who have been attending SWAP Meeting were willing to serve on the SWAP committee. Carrie has been in contact with Telski and they reported Lift 7 is currently broken down and may not be up and running for Christmas. Telski also expressed that they would like to see a hotel project vs. affordable housing. Carrie felt it is not what happens with SWAP but what is not going to happen that Telluride Lodge should be concerned with. Greg volunteered to work with Carrie on contacting homeowners on the SWAP issues. Karyn will provide contact information to them.
- e. People/ Dog Trespassing:** The trespassing complaint that Curtis filed against Neal Elinoff was upheld by the Town Attorney, but it does not seem to deter him from allowing his dogs to be on Telluride Lodge property. They were on the property with no leashes and keeping them on a leash at all times was part of the Court's requirement.

Curtis ordered "No Trespassing" signs for the north end hall doors and will apply them when weather temperatures allow.

There was an issue with a Telluride High School student hiding drugs in the ceiling of the 400 hall. Keith Hampton worked with the THS and the issue was dealt with internally per school policy. The board agreed that as long as the issue was a one-time incident and not re-occurring, there wasn't a need to address it.

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

Maintenance Manager Report-Curtis Marble

- a. Sewer update:**
Unit 412/413's sewer replacement was not started due to winter weather. Curtis is hoping it will make it until spring. Karyn and Curtis will make sure the owners in 412 and 413 are aware of the issue. Curtis was unable to locate the sewer for unit 310/311 and it will have to be scoped in order to locate it.
- b. Deck fire:** Unit 414/415 deck is almost finished and waiting for the Town Building Department inspection to be completed.
- c. Spa camera:** Curtis is the process of installing a security camera for the spa.
- d. Snow removal:** As of date 20 loads of snow have been hauled off.

Office Manager Report-Karyn Marolf

- a. Past due accounts:** A/R are in good shape and both units that were behind have sent payment. Greg asked that Karyn add the monthly HOA dues A/R report when sending the other financial reports to the board
- b. Cash balance report:** The cash balance for Telluride Lodge as of December 16, 2019 is \$206,389.
- c. Budget vs. Actual to date:** The Telluride Lodge is now 1/3 into their budget vs. actual. Building painting and outside work consumed most of money spent in the 1st quarter of the year. During the winter months less is spent on the outside maintenance and will allow the budget to even out and fall back in line.
- d. Reserve Budget Update:** Karyn and Curtis are working on the cost of the roof, hot tubs, hall carpet, paving, etc. to help with a future reserve budget. Karyn will send the information to Pam as soon as it is completed. Carl Luff is also working on computing our HOA needs as it pertains to our cash reserve.

Financial Report-Treasurer -Andrea Rike asked about Curtis and Karyn's annual budgeted Christmas bonus. Carl let the new board members know this is not an employee evaluation bonus, and he would send an approval via email to Karyn.

Carl Luff will also work on computing an HOA dues increase for the next fiscal year. Once the Telluride Lodge has a hard cost on the proposed water, sewer and electrical line replacements, Carl will have a better idea on what kind of special assessment the Telluride Lodge owners will be looking at.

Other Business:

- a. **513/514 Renovation plans:** The new owner (Kevin Preble) of units 513/ 514 sent plans via email and a hard copy to the office for review to do an upper and lower renovation project. The scope of work included a pop out not consistent with other pop outs and does not comply with the renovation guidelines. Kevin joined the meeting to promote his plan A, and offer a plan B if his original plan A was turned down. The board reviewed the plans and it was agreed that Pam, Greg and Curtis would meet Monday afternoon December 23 to do a physical observation of both plan proposals. Karyn will be instructed of any decisions and let Kevin know via email.
- b. **300 building flood insurance issue:** Karyn received an email from owner Doug Bagge unit 301. Doug recently attempted to refinance his unit 301 but was unable to find a lender that would refinance his unit because his unit is in a flood zone and the HOA doesn't have flood insurance. The only way a lender would do a refinance was if he took out a \$15,000 annual policy on the whole 300 building. Karyn explained that this has been an ongoing issue as lenders do want to recognize the upper 300 building (300-311) are the only units in the flood zone, and that those units do not share a foundation with the rest of the building as it is broken up by the breezeway. The roof is only connected because in the early 80's a roof was added to all the open halls which now connect one building pod to another. Past board member Ed Gassmen wrote letters to lenders and was in the process of working with FEMA to get this issue resolved when he stepped down from the board.
- c. **President Pam Bennett** made a formal request to step down from being President and has asked that the members be thinking about who could take the position of President at the next meeting.

Next Meeting Date: January 13, 2019 @ 6:00 p.m. Telluride office or via conference call

ADJOURN: A motion was made by Greg Batie to adjourn the meeting. Andrea Rike seconded the motion. All were in favor and the meeting was adjourned at 8:12 p.m.