

**TELLURIDE LODGE HOMEOWNERS'
ASSOCIATION BOARD OF DIRECTORS
ZOOM MEETING
April 16, 2024, AT 5:30 PM**

MINUTES

CALL TO ORDER

President Andrew Davis called the Zoom meeting to order at 5:39 pm. A roll call was taken, and a quorum declared.

Board Members attendance: Andrew Davis, David Cordell, Carl Ebert, Kevin Hogan, Elizabeth Regan & Patty McIntosh.

Attending Homeowners: Molly Herrick, Bill Langford, Kevin Nickel & Lynn Sherlock.

Staff attendance: Karyn Marolf, Office Manager and Ethan Alexander, Maintenance Manager

Approval of Agenda/ Minutes: Agenda & Minutes were approved as presented by all present.

REGULAR SESSION:

Office Manager Report-Karyn:

- A/R for March 2024 HOA dues – 4 owners owe for March.
- 2024 -2025 budget and notice of annual meeting will need to be sent out by May 15, 2024

Maintenance Report Ethan:

- Cleaning up the yard after the snow melted and spreading grass seed in needed areas.
- Cleaning the flower bed in front of the spa.
- Hot tubs are 15 years old, and maintenance continues to be an issue. Both the inside and outside tub heaters had to be replaced. The outside hot tub cover will need to be replaced this year. The table/chairs & benches in the spa will be oiled before the summer season.
- Parking continues to be a problem since there is less public parking available in the surrounding areas. The new parking boots & stickers have been received. Ethan will be cleaning the parking lot and painting new lines.
- The roof panel above unit 524 is in need of repair. Ethan said he will be repairing this issue as soon as he can get Marty to help.

Board Officers Report:

Patty reported on the TL property energy savings update; Telluride Lodge can become a member of the ECO Action. A fee of \$120.00 will help TL apply for Green Grants with the application process for the energy saving project.

Solar panels on the Spa roof is a project that would offset the cost of the energy the spa uses. Sept – November is when the application process begins.

The Board agreed that the \$120.00 fee would be beneficial.

Dave Cordell update on sewer easement with the Town of Telluride; The Board is still working with the Town on a Northeast sewer line easement. The new sewer line would be relocated across TL's property next to Sandy's house and run down Tomboy.

The Town has hired a company who can re-sleeve the clay sewer lines for the Town. TL is working with the Town to get a separate bid to re-sleeve the clay lines on the TL site.

New Business: The courtyard license agreement draft was sent out for review.

The annual meeting is coming up on June 15, 2024. There are 3 board seats up for reelection. Bill Vaglianti, Eliz Regan, & Patty McIntosh. Please contact Karyn if you know of anyone interested in running for a board position.

Old Business: Canyonland & Tower House projects; HARC will be discussing the Canyonland project at their next meeting April 17, and again on May 15th. TL Homeowners are encouraged to attend if possible.

Next Meeting:

The next meeting is planned for May 08, 2024 @ 5:30 pm MST Time

ADJOURN: 6:17 p.m.

Karyn Marolf, Office Manager

Patty McIntosh, Secretary