

Telluride Lodge Homeowners' Association Board of Directors

3/16/26

Attendance

Board Members: Kevin Hogan, Dave Cordell, Carl Ebert, Brooke Mallette, Lu Holland, Robert Wylie, and Tracy Boyce

Homeowners': Carrie Koenig, Molly Herrick, Andrew Weber, David Dove, John Uribe, Chris Zieve

Staff: Megan Masters, Office Manager, & Tony Jeminez, Maintenance Manager

Called to order

Kevin Hogan Called the Zoom Meeting to order @ 5:02p.m.
A roll call was taken, and a quorum declared.

February meeting minutes were approved. The agenda for this meeting was approved.

Quick recap

The board meeting covered several key updates and discussions. Tony reported on construction projects, including upcoming window well concrete work for specific units and gas meter replacements scheduled for after the off-season. The board discussed the need to review renovation applications in public forums as required by the 11th Amendment. Lou provided an update on EV charging stations, noting they should arrive in 3-4 weeks with installation planned for spring. Carl reported on insurance matters, including pending reimbursement checks and the need to increase the insurance budget from \$240 to \$300. David updated the board on electrical work, explaining that San Miguel Power plans to complete electrical improvements along the 500 block in spring, with trenching starting near Clark's and extending to the green box near West Pacific. The conversation ended with discussions about the upcoming annual meeting on June 6th, where Carrie proposed holding it indoors at a new venue rather than outdoors, though this suggestion was met with some resistance regarding cost and previous low Zoom attendance.

Summary

Construction and Maintenance Updates

The meeting covered updates on construction and maintenance projects. Tony reported that gas meter replacements would be delayed until after the off-season, while window well concrete walls would be poured for specific units soon. The town will reimburse for a water meter purchase in April, and early spring projects include yard cleanup. David provided an update on building maintenance, explaining that Marty would be handling painting work on the 500 block with billing scheduled before August 1st for two segments and in the new fiscal year for the third segment. Carrie raised a procedural question about how renovation applications are reviewed, noting that the 11th Amendment requires public discussion of these projects at board meetings, which Kevin acknowledged and agreed to review.

Charging Station and Insurance Updates

The team discussed updates on charging station implementation, with equipment expected to ship in 3-4 weeks and arrive in Telluride a few weeks later. The grant funding has been extended to March 2027. Carl provided an insurance update, noting they are waiting for reimbursement checks and recommending increasing the insurance budget from \$240 to \$300 to secure better rates.

Electronic Voting and Electrical Updates

The electronic voting results were shared, with 70 homeowner votes cast (65 in favor, 5 against), and Kevin indicated he would move to certify these results to allow for amendment signing. Carl motioned to certify electronic voting, which Tracy seconded, and Kevin agreed to process the documentation. David provided an update on electrical work, explaining that San Miguel Power and Chance plan to complete trenching along the 500 block east from Clark's starting in spring, with work expected to continue into early summer. The project will involve moving green boxes and connecting them, but will not

impact parking areas or require tree removal, as confirmed by David during Brooke's questions.

Pacific Avenue Construction Planning Meeting

The board discussed upcoming construction on Pacific Avenue, which will affect the Mahoney Street intersection starting after the 30th. Kevin outlined plans for the annual meeting on June 6th, including budget distribution by April 22nd and director seat nominations. Carrie proposed moving the annual meeting indoors to a more technologically equipped venue to better include remote owners, though Kevin noted low attendance at previous virtual meetings.

Next Steps

- Lou: Obtain more specific shipping information for the EV charging stations from Switch and coordinate trenching with Chansey, providing at least 2 weeks notice before delivery.
- Kevin: Sign the amendment certifying the electronic voting results and check with Tom Kennedy if the amendment needs to be recorded with the town.
- Carl: Renew Director and Officer's umbrella insurance by August 15, or coordinate with a new broker if applicable.
- Carl: Discuss with Matt about increasing the insurance budget from \$240 to \$300 for the upcoming year.
- Megan: Coordinate with the plumber for the town's reimbursement of the water meter in April.
- David: Review the planned electrical trenching route along the 500 block to ensure minimal impact to trees and pathways.
- Tony: Monitor and communicate updates regarding the Pacific Avenue project and Mahoney Street closure starting after the 30th.
- Kevin: Send out an email later this month to solicit candidates for open director seats for the annual meeting.

- *Carrie*: Send information about the Telluride Center for Science and Innovation as a potential venue for the annual meeting to the board for review.
- *All*: Review the 11th Amendment requirements for public discussion of renovation applications and ensure compliance in future meetings (per *Carrie's* procedural point).

The next meeting has been scheduled for April 14th at 5pm.

Meeting adjourned at 5:21pm