

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

**ZOOM MEETING**

**February 07, 2022, AT 5:30 PM**

**MINUTES**

**CALL TO ORDER**

President Andrew Davis called the meeting to order at 5:33 p.m. A roll call was taken, and a quorum declared.

**Board Members:** Andrew Davis, David Cordell, Carl Ebert, Patty McIntosh, Joel Lee, Bill Vaglianti & Dave Berry.

**Present guest:** Carrie Koenig, Molly Herrick, Scott Bennett, Lynn Sherlock, Sally Blouse, Dave Rothermel, Mike Fourqurean, Maleline Hirschfeld & Gayle Frazzetta

**Staff: Attending the meeting was** Karyn Marolf, Office Manager and Ethan Alexander, Maintenance Manager

**Approval of Minutes:** January 03, 2022, Minutes were approved by all Board members.

**REGULAR SESSION:**

**Office Manager Report-Karyn:**

- A/R for January in good shape.
- Budget vs. Actual as of January 31, 2022, The Majority of the budget is within the 50%. No concerns were noted.
- Annual Meeting date is needed so that short-term renter owners have time to block their unit for personal use. It was agreed that July 16, 2022, will be the date for the annual meeting.
- **Maintenance Concerns:**
- Ice and water pooling in the parking lot has been a continual issue. The Pacific Avenue drain is frozen, Ethan is working on trying to thaw the ice to drain the area affected.
- The vanity in the spa area has been painted along with the fire suppression lines in the spa.
- A camera has been installed for the spa area. The camera does not require internet connection.
- The gutter heat tape by unit 510 has been repaired.

- Eclectic light inspection was performed for all three hallways
- Hot tubs have been unsanitary due to numerous people using them. Bill Vaglianti reported that he has witnessed people coming from other properties using the TL hot tubs. It appears common for guests staying at the Lodge to invite friends from other places. Bill overheard one person say they were given the code from their property management company because the property they were staying at, the hot tub, was not working. Karyn will contact the short-term rental companies and inform them that this is not acceptable. It was agreed the code should be changed frequently to prevent this situation from occurring.

### **Officers Report:**

#### **Declaration Issues:**

A letter was sent to the TL members on January 04, 2022, stating a moratorium was placed on any renovation that would require being built outside of the original horizontal footprint of their unit.

The Board is working on amending the Declarations to accommodate the current pop outs, deck stairs, window egress and stairway egress that have previously been constructed without being addressed by the Declarations. Bill Vaglianti reported that 80% of units have done modifications of some kind to their unit. Andrew drafted a Declaration amendment which has been sent to Attorney Tom Kennedy for approval. When the legal language is approved, the draft will be sent to owners for their comments.

Once the wording for the amendment is completed a cover letter will be composed to help the homeowners understand the issues with the current amendment and why it needs to be amended.

Revisions to the Declaration need 51% approval from the Telluride Lodge homeowners.

#### **Old Business;**

- Dynamic is still waiting to hear from the Fire Marshal on the possibility of using the glycol on hand for the fire suppression. A call to the fire marshal for a follow-up may be needed.
- The 322 siding has been installed.
- Bill Vagalenti did a walkthrough with Ethan for location of the fire suppression shut off valves. Boxes and keypads are necessary for access for all three spines. Ethan will add area keypads needed for Fire Department access. Independent unit shut offs for the fire suppression are in the ceiling above the entry doors.

#### **New Business:**

- Dave proposed a welfare check option for owners for a monthly fee. Ethan will perform a two time per month welfare check for owners who choose to sign up. This welfare check would be to check heat, boilers, water and the overall condition of the unit. An information letter to the prospective owners regarding the welfare check will be sent out to see how many owners are interested in this program. A release of liability letter from the homeowners will be signed to implement the service.

**A motion was made by Joel Lee to implement a welfare check option to all units for a fee of \$20.00 a month with a one year minimum, FOR A TRIAL PERIOD OF ONE YEAR. 2<sup>nd</sup> by Bill Vagalenti all were in favor.**

- Bill Langford sent a letter to the Board with concerns of snow falling off the roof onto the east and west facing decks (525,510,324) The option of snow guards was discussed. Ethan will keep these areas clear of snow for the remainder of the winter. No snow guards will be added to the roofs at this time.

**There were no Non-Board member comments**

**Next Meeting: March 07, 2022, at 5:30 pm**

**ADJOURN: 6:18 p.m.**

**Karyn Marolf, Office Manager  
Patty McIntosh, Secretary**