

Telluride Lodge Homeowners' Association Board of Directors

4/14/26

Attendance

Board Members: Dave Cordell, Carl Ebert, Lu Holland, Robert Wylie, and Tracy Boyce

Homeowners': Lynn Sherlock

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

Called to order

Megan Masters Called the Zoom Meeting to order @ 5:11 p.m.

A roll call was taken, and a quorum declared.

March meeting minutes were approved which was moved by Lu and seconded by Tracy. The agenda for this meeting was approved.

Quick recap

This property management board meeting focused on construction updates and ongoing maintenance issues at Telluride Lodge. Tony reported that window wells had been poured for multiple units and gas meter replacements were scheduled for several units on the 21st of the month. The board discussed concerns about obstructed dryer vents, with Tony noting that over half the units appeared to have clogged vents posing potential fire hazards. Robert announced that the annual meeting had been scheduled for June 6th at the Science and Innovation Center, featuring indoor space and electronic voting capabilities. A significant issue was raised regarding uneven egress window wells in the 513/514 remodel, with different levels creating visual inconsistencies. The board also noted that forced renovation work would begin in units 424-425 to address water damage and repair drywall.

Summary

Telluride Construction Updates Meeting

Robert and Tony discussed local construction updates, including the bike path project and development work on Pacific Street. Robert mentioned speaking with a new town contact named Justin about managing the easement on Pacific Street, and indicated plans to meet with Tyler

about landscaping next week. The conversation also touched on the recent early closure of the ski season in Telluride.

Project Location and Insurance Updates

The team discussed plans for a project location, with Robert indicating flexibility about placement near the ski lift rather than the bus stop. Tracy offered to contact the Western Region Wildfire Council about a potential site visit, which the group approved. Carl reported ongoing issues with retrieving money from an insurance claim, mentioning that \$67,000 remains unaccounted for despite ongoing efforts to resolve the matter.

Construction and Maintenance Updates

Tony provided construction updates, reporting that window wells were poured and windows were being installed on specific buildings, with drywalling expected soon. Gas meter replacements were scheduled for specific units on the 21st, and an unexpected gas leak in units 414 and 415 was handled by Black Hills. Water restrictions were discussed, and Tony noted that many dryer vents on the property appeared clogged or obstructed, suggesting a potential announcement to owners about cleaning them.

Building Safety and Annual Planning

The meeting focused on two main topics: dryer vent cleaning and the annual meeting planning. Tony highlighted the importance of cleaning dryer vents as a fire safety measure, suggesting coordination with HVAC or chimney sweeping vendors. Robert announced that the annual meeting will be held at the Science and Innovation Center on June 6th, featuring indoor space and electronic voting capabilities. David raised concerns about uneven egress window wells at 513/514 remodel, which need to be addressed per building plans. The group also discussed upcoming renovations in units 424 and 425, including repairs from a leak and potential A/C unit addition.

Next Steps

- Robert: Meet with Tyler next week to discuss the Pack Street walkway and landscaping, and provide a rundown to Telluride after the meeting.
- Tracy: Continue to pursue scheduling a free site visit with the Western Region Wildfire Council and update the group on progress.
- Megan: Send out an announcement to all owners regarding the need to clean dryer vents, including information about potential vendors or recommendations for cleaning services.
- Megan/Tony: Obtain a bid for cleaning all dryer vents on the property and consider coordinating a group cleaning to address fire risk.
- Megan: Make a note in the meeting minutes regarding the issue with the uneven egress window wells at 513/514 remodel and document that the board is addressing it with Blake.
- David: Discuss with Blake possible remedies for the uneven egress window wells (either leveling or adding safety features) and follow up with the board on resolution.
- Tony: Note and monitor the start of forced renovation work for units 424/425, including tracking the addition of an A/C unit and ensuring plans are submitted.

The next meeting has been scheduled for May 12th at 5pm.

Meeting adjourned at 5:29pm