

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

May 12, 2025

ZOOM MEETING

Minutes

CALL TO ORDER

Kevin Hogan called the Zoom meeting to order at 5:02 pm.
A roll call was taken, and a quorum declared.

Board members attendance: Kevin Hogan, Carl Ebert, Brooke Mallette, Lu Holland, Megan Masters, AJ Milder & Dave Cordell.

Homeowners' attendance: Pam Bennett, Molly Herrick, John Urbine, Patty McIntosh, Carrie Koenig, Tracy Boyce, Deana Bagge, Ashley & Peggy Raible.

Staff attendance: Karyn Marolf, Office Manager & Tony Jeminez Maintenance Manager.

Approval of Agenda/ Minutes: Motion by Dave Cordell to approval the April 02, 2025, minutes as presented. 2nd by Brooke Mallette.
All were in favor.

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REGULAR SESSION:

Office Manager

Karyn presented the HOA dues report, noting a few stragglers but no significant overdue payments. Karyn also discussed the upcoming annual meeting, which is scheduled for June 14, and finalizing the budget with an increase to meet Insurance and water cost. The budget has been reviewed by the board members and Dave Berry, who agrees with the proposed direction. Kevin is working on the cover letter and welcome information for the

meeting packet, which Karyn plans to distribute to the board for review before sending it out to TL members.

Officer's Report:

EV Station Chargers Grant Discussion

Lou will continue working on obtaining bids for the EV charging station and meet with SMP regarding transformer box placement. SMP is wanting to place the transformer box from Clarks to Telluride Lodge property.

Tomboy project: Dave reported the CCTV inspection has been completed, and recommendations will be available by June 1st, in time for the annual meeting.

2025/2026 Insurance budget:

Carl will follow up with insurance brokers on potential better deals for insurance coverage.

GYM Update: Megan and Lou to set up the trial gym space, including painting and equipment installation. Megan explained that the equipment is being donated, and they are considering using key fobs access. Brook mentions that rules will be established to address liability concerns. It was agreed that this will not be offered to short-term renters.

Pacific Street Project Collaboration Plans: The board discussed the plans for the Pacific Street project with the town. AJ reported that he had a conversation with a town official about creating a berm with trees instead of fence along Pacific street. This solution would provide privacy, reduce noise and save the HOA significantly. The town proposes a plan that includes a 10-foot sidewalk on the south side of Pacific for potential emergency egress, while eliminating the need for a sidewalk on the north side that the HOA would have to maintain.

Maintenance Manager:

Cottonwood Tree Removal and Safety Concerns:

Tony and Lu have been meeting with arborists to assess the trees on the Northeast side of 300 building. They believe there is a strong case of removing two or possibly three trees. The new person is more practical than the previous and may be more open to necessary tree removal.

Bobcat Maintenance: Tony reported that the bobcat needs to go to Bobcat of the Rockies this summer for maintenance.

Spa Key fob: Tony reported that the Telluride locksmith will begin work on mastering around 20 doors that are not mastered to his master key and the locksmith will start installing a keyless entry system for the spa.

SMP: Tony is also preparing areas for transformer installation and coordinating with SMP regarding easement cleanup. Additionally, Tony is organizing storage areas and moving items out of the old laundry room.

Construction projects: Several renovation projects are underway in different units, including 519, 534 and 339. Tony is monitoring these projects and providing materials as needed.

New Business:

Next TL Board Meeting, Annual Meeting June 14, 2025 @ 9:00 am

Meeting was adjourned at 6:02