

**TELLURIDE LODGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
August 19, 2019 AT 4:00 PM**

MINUTES

CALL TO ORDER

President Pam Bennett called the meeting to order at 4:03 p.m. A roll call was taken and a quorum declared.

Present in Person: Pam Bennett & Carl Ebert,

Present guest: Carrie Koenig

Via Phone Conference: Greg Batie, Carl Luff, Emily Burns & Andrew Davis dialed in @ 4:45 p.m.

Staff: Karyn Marolf, Office Manager, and Curtis Marble, Maintenance Manager, present in person.

Approval of Minutes: Motion by Carl Luff to approve the July 15, 2019 minutes as presented as there were no changes. The motion was 2nd by Greg Batie. Emily Burns, Pam Bennett & Carl Ebert all abstained as they did not attend the July 15th meeting.

REGULAR SESSION

Review and Discussion of July 15, 2019 and July 20, 2019 meetings:

Unit 327-This unit is complete and C.O. was sent to the Telluride Lodge office.

The annual meeting was a success and attendance was better than it has been in a while.

Issues were discussed which were brought up by owners at the Annual Meeting:

1. Budget
2. Water usage by the HOA.
3. Defining TL's Boundaries
4. HOA Reserve monies and what is the appropriate amount

Maintenance Manager Report-Curtis

- a. Cardboard dumpster: Curtis moved the cardboard dumpster to the south end of the 500 building.

- b. Deck repair update: There are currently 3 to 4 decks in need of repair. They are decks for units 402, 406, 322, and 513. Curtis estimates that each deck repaired will cost between \$8000 and \$10,000 each on average. In the past the HOA has only paid for structural, siding repairs and deck painting. Owners are responsible for the floor decking and stairs. Decks are a limited common element. It is unclear in the declarations 2.26 "Limited Common Elements" on what the HOA is responsible for versus owners. Pam suggested the board approve her to contact Tom Kennedy and get a legal opinion on the issue. It was asked who is responsible for decks that are expanded underneath. The renovation guidelines state that owners are responsible for all renovation improvement under decks and that the HOA is responsible for the exterior up keep of siding and paint. Pam asked Curtis to make a list of units/year of remodel and if the deck was renovated underneath. It was noted that the repairs for these decks would be done in the spring and that there was not money budget for these repairs.

**Motion by Greg Batie to approve Pam Bennett to contact attorney Tom Kennedy on defining the responsibility of the HOA vs. owners on deck repairs. The motion was 2nd by Carl Luff.
All were in favor**

Siding and painting update: The painting is moving along. More metal siding will be done in the spring to the 400 building.

- d. The tree trimming scheduled for the summer of 2019 was budgeted in 2018/2019 budget. This project has been delayed due to waiting on city permits to remove trees. No monies were budgeted in 2019/2020 for tree removal. Curtis looks for the project to start in August 2019. Pam Bennett expressed her concerns that the tree budget was not put in the current budget for 2019/2020.
- e. Curtis also expressed his concern with aging sewer issues. The sewer drains for Units 335/336 is not working well and Curtis would like to dig it up ASAP (after Film Festival). The only clean outs in the sewer system currently are the ones that were added in the last 5 years. The sewer lines for Units 335/336 run from the alcove out to the main and unit 333 has a sidewalk that will have to be removed in order to dig the new lines. Curtis suggested that Telluride Lodge start replacing sections every year or when a renovation is being done.
- f. The hot tub heater went out and is being replaced. Curtis suggested the board be thinking about replacing the hot tubs in the near future as they are now 10 years old.
- g. Curtis wanted it to be noted that he had another incident with Neal Elinoff trespassing on Telluride Lodge property with his dogs. Curtis reported this incident to the sheriff and suggested that the HOA review issues with the Elinoffs and write them a letter prohibiting them from trespassing on TL's property.
- h. Curtis also reported that he was doing asphalt repair in our parking lots and sealing cracks.

i. Curtis also requested that we enlarge the trash enclosures so that a dumpster could replace the two totes currently being used for recyclables. He estimated a cost of \$2000 to \$3000 for each trash enclosure and we have three. After discussion it was decided that since this cost had not been budgeted that we would try having Bruin pick up the recyclables twice a week to see if this help resolved the problem of overfilling of the totes.

Office Manager Report-Karyn Marolf

- a. **Past due accounts:** A/R are in good shape at this time. There is one unit that is approaching 90 days and Karyn sent a reminder. Unit 506 is two months behind in their dues. If it is not paid immediately a letter will be sent.
- b. **Cash balance report:** The cash balance for Telluride Lodge as of August 19, 2019 is \$241,502.00. Karyn had transferred \$25,000 to operating to cover painting and siding expense and should be able to transfer it back this winter when the outside expenses slow down.

Financial Report-Treasurer-

- a. Carl Luff explained the balance sheet and that Telluride Lodge has one set of books and one budget. Pam Bennett would like to see a long- term reserve study done in the near future.

On Going Business:

- a. **Renovation Guidelines).**
Greg Batie will work on renovation guidelines and proposed fine policy. Karyn will contact Lynn Sherlock and get the redline renovations and send to all board members.
- b. **SWAMP Update:** As of date Molly, Lynn, Patty and Joel are attending the SWAMP meeting and reporting to the Telluride Lodge board. Karyn will check in with these owners and make sure they are still willing to attend on behalf of the Telluride Lodge.

New Business:

- a. **Carol More's Unit 308 -install foundation drain:** Carol More owner of unit 308 sent a letter to the Telluride Lodge Board requesting approval to install French drains on the north and south side of unit 308. Additional waterproofing will be added to the foundation in the same area as this unit was recently renovated. Carol would like to begin work immediately after Blues and Brews. Carol understands that she will pay for this work and that the HOA will bill her for any re-planting of grass. Pam will write the approval letter.

Motion by Greg Batie to allow Carol More unit 308 to put in French drains with the understanding that drawings and as built be provided to the HOA upon completion. The motion was 2nd by Carl Luff. All were in favor.

The board agreed that Curtis should replace the sewer lines in alcove of that stack while they are doing French drains. **A motion was made by Greg Batie to have Curtis spend the money to replace the sewage lines in this alcove while the French Drain was being installed. The motion was 2nd by Carl Luff. Being no “no” votes the motion passed.**

- b. Trash Enclosure:** The recycle bins inside the trash enclosure are a problem as they are overflowing. One option would be to expand the current trash enclosures by 3 feet and put in larger recycle containers. There are three enclosures and costs are estimated at \$2000 to \$3000 per enclosure. The board approved Curtis to try increasing the pickup of recycle and see if that solves the problem.
- c. Boundary:** Bill Langford sent the board boundary info on the Telluride Lodge. Bill, Greg, and Curtis did a walk of the property and boundaries. The north and south ends are easy to identify. The east side of the 300 is a grey area at the north end by 310/311 as Telluride Lodge is currently parking on some of Town of Telluride property. Fencing on the east and west side is not likely as it is parking. Karyn and Curtis will look for a parking map and send it to the board. The current map shows about 155 parking spaces. Pam asked that the board study the information Bill Langford sent and cc questions to all the board. Pam suggested committees be set for topics that need to be addressed. Greg Batie and Carl Ebert volunteered to work on the boundary issues and use of property. Curtis also volunteered to help.

Karyn received several complaints from owners about group picnics. It was agreed that more information is needed on how many people attend these group parties and what organization is putting on the picnics. Greg Batie suggested that maybe groups should be required to request use of picnic areas.

Lastly, a long discussion concerning budget short falls and requirements was had by the board. Carl and Pam are going to review these issues and report back to the board with any recommendations.

Pam Bennett volunteered to look into what zone the Telluride Lodge is in.

EXECUTIVE SESSION:

A motion was made to go into executive session by Greg Batie and 2nd by Carl Ebert @ 6:07 p.m.

Pam Bennett will write a letter informing Ed and Ann Gasman concerning their requests.

A motion was made by Carl Ebert to exit executive session and 2nd by Greg Batie @ 6:16 p.m.

Next Meeting Date: September 16, 2019 @ 6:00 p.m. Telluride office or via conference call

ADJOURN: A motion was made by Greg Batie to adjourn the meeting. Carl Ebert seconded the motion. All were in favor and the meeting was adjourned at 6:33 p.m.