

# Telluride Lodge Homeowners' Association Board of Directors

5/12/26

## Attendance

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

Homeowners': Molly Herrick, Carrie Koenig, Lynn Sherlock, David Dove, and Monica Roberts

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

## Called to order

Kevin Called the Zoom Meeting to order @ 5:01 p.m.

A roll call was taken, and a quorum declared.

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

## Quick recap

The board meeting focused on construction updates and preparations for the upcoming annual meeting. Tony reported progress on various construction projects including units 539/540 in drywalling phase and windows installation at 514/515, along with completed gas meter replacements in multiple units. The board discussed plans for the annual meeting scheduled for 9am at the Telluride Science and Innovation Center, which will include real-time voting capabilities for board members. They decided to allow advance voting through a Google form while keeping nominations open for potential write-in candidates. The meeting also covered ongoing street closures on South Tomboy Street and Pacific Avenue, irrigation system work, and landscaping improvements including new pathway construction and tree planting.

## Summary

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## **Telluride Construction Project Updates**

Tony provided updates on several construction projects, including drywalling at units 539 and 540, and window installation progress at units 514 and 515. He scheduled a meeting with Floyd Plumbing for water meter replacement and mentioned plans to activate sprinklers by the end of the week. Street closures on South Tomboy Street and potential

closures on Pacific Avenue were discussed, along with new signs prohibiting open flames on decks to prevent fires.

### **Irrigation and Pathway Project Updates**

The team discussed ongoing irrigation work and a new pathway project. Robert explained that the town plans to install pavers for a 20-foot pathway west of the current drain, which will be 3 feet wide and slope down to match the parking lot level. Tony reported that an arborist is working on tree care, removing burlap and adding soil, though planting of perennials and bushes is pending the irrigation company's installation of their line.

### **Annual Meeting Preparation Planning**

The meeting focused on preparations for the upcoming annual meeting scheduled for 9am at the Telluride Science and Innovation Center. The meeting will be fully tech-enabled with real-time voting capabilities for board members. Currently, four candidates are running for board seats, though additional candidates are welcome to submit their information. The team needs to set up early voting within the next week to allow community members to vote ahead of time.

### **Annual Meeting Voting Procedures**

The group discussed voting procedures for an upcoming annual meeting. Kevin proposed allowing electronic voting ahead of time using a Google form, with limited access for counting, and suggested keeping nominations open while allowing early voting. Robert raised questions about allowing changes to early votes and nominations, and the group agreed to limit the ability to change votes once cast. The meeting will also include discussions on a special assessment and budget, followed by lunch on the back patio.

### **Next Steps**

**Kevin**

- Set up an electronic voting system (e.g., Google Form) for the annual meeting board elections, allowing for voting ahead of time and clarifying the rules for changing votes.
- Work on getting the voting system ready in the next week for the annual meeting.

**Tony**

- Meet with Floyd Plumbing tomorrow to discuss water meter replacement and set a date for the work.
- Turn on the sprinklers for the units by the end of this week.

**Tracy**

- Email Carl the details about how much text fits on the plaque.

**Collaboration**

- Board: Set the date for the first board meeting after the annual meeting, targeting the last week of June, to be finalized at the annual meeting.

The next meeting will be scheduled in June at the annual meeting.

Meeting adjourned at 5:15pm