

**TELLURIDE LODGE HOMEOWNERS'
ASSOCIATION BOARD OF DIRECTORS
ZOOM MEETING
March 11, 2024, AT 5:30 PM**

MINUTES

CALL TO ORDER

President Andrew Davis called the Zoom meeting to order at 5:39 pm. A roll call was taken, and a quorum declared.

Board Members attendance: Andrew Davis, David Cordell, Carl Ebert, Kevin Hogan, Bill Vaglianti & Patty McIntosh.

Attending Homeowners: Molly Herrick, Sally Blouse, Don Zobel, Sara Milder, Bob Wylie, Patty Chandler & Bill Langford.

Staff attendance: Karyn Marolf, Office Manager and Ethan Alexander, Maintenance Manager

Approval of Agenda/ Minutes: Agenda & Minutes were approved as presented by all present.

REGULAR SESSION:

Office Manager Report-Karyn:

- A/R for February 2024 HOA dues are in good shape.

- Karyn expressed her concerns at last month's meeting regarding a substantial commercial insurance increase. Several Telluride HOA's have stated their insurance policies have substantial increases. Staycee from American Family contacted Karyn prior to this meeting to let her know that American Family would not be renewing TL in August. Staycee said the notice of non-renewal will not be sent out until May (90 days) prior to renewal. Staycee stated that American Family will no longer ensure companies that exceed 50 million. Staycee will be looking for a replacement company. Karyn will be seeking insurance estimates from other agents.
- Karyn reported that Avant Stay paid TL HOA \$1500.00 for the damage to the electric truck by one of their guests.

Maintenance Report Ethan:

- Ethan continues to address the snow & ice maintenance. The unseasonably warm weather has made the water and ice issues in the parking lot very treacherous.
- The hot tub continues to get excessively used. The hot tubs are 15 years old, and maintenance continues to be an issue. The boiler on the outside tub had to be replaced.
- Parking continues to be a problem since there is less public parking available in the surrounding areas. Ethan will be ordering a couple of new boots. Karyn will send letters to the surrounding HOA's stating TL will be booting vehicles parked at the Telluride Lodge without a permit.

Board Officers Report:

- Energy savings: Patty met with Todd Brown and Carrie Koenig regarding applying for possible grant money from Eco Actions. Todd is very knowledgeable on grants. Carrie will meet with Sean Hart of Eco Action to discuss the possibility of constructing a solar device on the roof of the spa building to help offset the cost of the heating bill. There was also a discussion that if a bike shed is ever built, solar on the roof would help the charging station for E-bikes.

- The Tower House and Canyonlands project continues to be reviewed by HARC. Patty has attended most of the meetings since August 2023. She encourages all Homeowners to attend the meetings via Zoom or in person to give input on what the Town is proposing for building a large-scale Affordable Housing project. This project will have a huge impact on Telluride Lodge. A few of the issues that are of concern are parking, pedestrian flow, snow shed, using TL as their dog park and green space, height, setbacks, density, etc. The next HARC meeting is scheduled for April 17, 2024. Voicing individual opinions helps direct HARC on approving the plans. If you need more information regarding this issue, you can contact one of the Board members or Karyn.

New Business: Elizabeth Regan was asked if she would take Joel's position on the board for the remainder of Joel's term. Elizabeth ran for a board position last year and was next in line for the position. Elizabeth has agreed to fill Joel's seat and will see if the board position is favorable for running in June.

Motion by Bill Vaglianti to elect Elizabeth Regan to fill Joel's position until the position is up for election in June. 2nd by Dave Cordell.

Dave Cordell met with the Town via zoom on the sewer easement. The Town needs to bypass the old sewer line under the 300 building. The new easement is located on the northeast corner of the 300 building. The agreement was sent to Tom Kennedy for review and has been sent back to the Town.

Old Business: Kevin has been working on a license agreement for the courtyards and will be sending the License Agreement Proposal to the board for comments. Kevin presented some of the terms at this meeting and will send them to Tom Kennedy for input. Once this agreement is final it will be sent to the TL owners for comments.

Next Meeting:

The next meeting is planned for April 16, 2024 @ 5:30 pm MST Time

ADJOURN: 6:39 p.m.

Karyn Marolf, Office Manager

Patty McIntosh, Secretary