

Telluride Lodge Resumption Annual Meeting
August 15, 2020 @9:00 a.m.
Via Zoom Meeting

The Annual Meeting was resumed at 9:00 am via Zoom.

President Joel Lee called the meeting to order.
Tiffany Kavanaugh was introduced as Zoom Facilitator.

Roll Call -- It was confirmed that a quorum was present either by proxy or via zoom.

All the Board members were present.

Reports:

Carol More, reported that Karyn Marolf had given notice of her intent to resign. Carol will serve as the lead on the Human Resources Committee assembled to find a replace for Karyn. Karyn has agreed to stay on until a new office manager is hired.

Curtis Marble, Maintenance Manger updated the group on various projects that are underway or need attention. The list was long, and discussion followed as owners asked questions and offered suggestions. The projects included

- Scope of work for sewer
- Update water & electrical
- Poison voles & mice, notification will go out when this project begins
- Sanitizing for COVID, and new signage regarding COVID
- Painting and wainscoting projects continued
- Bike storage remains a challenge
- Car, 1 car per unit was reiterated to all homeowners

Homeowners suggested some additions which the board agreed to take under consideration

- Electric charging stations for cars and bikes
- Considering outside services for bookkeeping
- Implementing a practice of getting bids for projects costing more than \$5,000
- Molly Herrick suggested actively involving owners in town cleanup efforts
October 2 & 3rd.

Treasurer's Report

Carol More presented the budget via shared screen. She commented that \$20K will be taken out of the reserves for the sewer scope work. Dues have not been increased, but an increase is likely in 2021.

Motion was made by Carol More to approve the Budget, 2nd by Carl Ebert. Tom Kennedy, HOA Attorney commented on the technical declaration. The Budget was ratified by most of the votes.

Discussion followed with a suggestion that the board create a reserve study and have an audit performed. It was suggested that a through reconciliation of the bank accounts would be a better way to get information. Any owner who has specific concerns should address them to the Board for follow-up.

Another suggestion was to install individual water meters. The board agreed to investigate this suggestion.

Guest Speaker

Keith Hampton from SilverStar Property Management, talked about the steps being taken to comply with Covid rules. He reported that SilverStar is doing extra cleaning of the hallways and is complying with regulations as set by the county. The town limits occupancy in rental properties to 50%. Keith states that the town is strictly monitoring all the short-term operators and hotels.

Joel Lee reported that the Board is meeting 2x per month to address issues of concern. A survey will be going out to all the homeowners regarding their priorities. Homeowners can add to the list.

Hallie Simpson recommended the board work with the attorney to get the Guidelines & documents in place. When Hallie was President, the board made a list and would tackle the project until completion.

Joel recognized Tiffany's help.

The meeting was adjourned the meeting at 10:50 am.

Submitted by,
Patty McIntosh Secretary