

**Telluride Lodge Minutes HOA
Board of Directors Zoom
Meeting May 26, 2021
Minutes**

CALL TO ORDER REGULAR SESSION

Joel called the meeting to order at 5:31 pm

Board members present Via Zoom: Joel Lee, Carol More, Patty McIntosh, Carl Ebert, Andrew Davis, David Berry & Dave Cordell

Employees Present: Ethan Alexander; Maintenance & Karyn Marolf; Office.

Homeowner's present: Carrie Koenig, Molly Herrick, Becky Cullen, Pam Bennett, Dave Rothemel, Brooke Mallette, Lael Fruen, Dan Isaac, Matthew Bristow, & Lynn Sherlock. Clifford Hansen -Insurance of the San Juans joined at 6:30.

Quorum met for the meeting to proceed.

Approval of Minutes: Minutes from April 19, 2021, were approved as there were no objections. All were in favor.

Reports:

Office Manager report by Karyn Marolf:

The A/R report is in good shape. There are a couple of units over 30 days past due. Karyn will send a statement to inform them of their delinquency.

Karyn is working with David Berry & Carol More on the 2021/2022 budget needs be sent out no later than June 24, 2021.

Karyn will be planting flowers in the barrels in the next couple of weeks.

Maintenance report by Dave Cordell:

Dave Cordell reported that Curtis will be starting chemo and radiation therapy this week. Dave Cordell & Andrew Davis interviewed and recommended that the

board extend an offer to Ethan Alexander who Curtis recommended to fill the maintenance position. Ethan worked for Peak Property Management for 8 years and the Alexander family is a 4th generation Telluride property owner. Ethan has a home in Norwood and the board wanted it noted that Ethan is Karyn's nephew. Karyn did not recommend and was not involved in the hiring of Ethan. Ethan is currently working on the leaks in the irrigation system. A vote was taken, and it was unanimous to hire Ethan Alexander for the maintenance position.

Officers Report:

The newsletter went out and Joel is working on the format to get the owners survey out. Covid has been updated and Karyn will get new signage up. The Spa Facility reopening was discussed. The county health dept has recommended remaining closed. Social distancing is currently recommended. The hot tubs have been closed for over a year. The facility may need repairs to the seals and other parts. The annual meeting is scheduled for July 24, 2021. The platform has not been determined on how to have the meeting; via ZOOM or face to face. The survey has this question for preference. Depending on the poll outcome will determine how the meeting will be presented. It was suggested to rent a large tent and have the meeting outside. A picnic is planned if nothing changes with the COVID restrictions.

Old Business:

Water Line:

The west water meter was replaced. William with the Town of Telluride was present for the replacement and documented that the meter had a lot of debris and corrosion. It will be determined if the meter is the cause for the water usage issue. William will take reading of the new meter in a couple weeks.

Sewer Line issue:

Dave Cordell reported that unit 327 had a sewer backup and Controlled Hydronics came and snaked the line and felt the blockage was resolved. The line to unit 327 was damaged during the dig to find blockage. An excavation company was called to dig up the sewer line to repair the cracked line. It was later discovered that the sewer was still backing up into the two units while owners were gone. No damage was reported to their units. The main sewer line was dug up

and found that where the unit line meets the main there was a tree root ball causing the blockage.

Dave Cordell suggests that the HOA invest in a snake and get the main cleaned out twice a year. If there are issues in different locations, they should be snaked out to prevent further blockage.

300 Flood zone issue:

Dan Isaac is working on the 300- flood zone issue and reported:

TELLURIDE LODGE FLOOD CERTIFICATION

1. Due to the classification of the Telluride Lodge 300 buildings by FEMA, many owners must obtain and pay unnecessary flood insurance. In addition, new buyers cannot obtain financing from some financial institutions due to this designation.
2. Telluride Lodge representative will request FEMA remove/amend the flood zone designation for the 300 building/condos which are not within the floodplain.
3. FEMA maps designate the 300 building as "AO Flood Zone", although not all 300 buildings are within the floodplain and much has changed over the years with construction. The Town of Telluride maps do not have this designation for the 300 buildings.
4. The issue may stem from the stair enclosures that were added making the 300 building one "continuous building". Five condos at the north end of the building are in the flood zone, the rest of the building is not.
5. The last FEMA survey was in 1992, and the Town of Telluride maps are from 2014.
6. FEMA will not accept the Town of Telluride municipal maps as proof.
7. In order to remove/amend the FEMA designation, we needed a private survey of the property for them to accept and change the designation.
8. Telluride Lodge received a new elevation certificate from Foley Associated completed in April 2021
9. The next step would be for the board to direct our Attorney to complete and submit the FEMA application on behalf of the HOA. An individual resident cannot make such an application on behalf for the HOA.

New Business:

Insurance update: Cliff Hansen - owner of Insurance of the San Juan, TL's current agent was invited to attend the meeting and joined at 6:30 pm. Cliff reported GUARD is TL's current policy holder. This company will not renew the TL current policy. This is not unusual for companies to drop HOA's. Cliff is seeking bids from several other companies. Cliff noted that TL is in good shape for the age of the building and Cliff contributes that to good management by Curtis and Karyn. It is difficult for companies to get underwriters to Insurance older HOA's facilities. With the increasing cost of building materials, the question is proposed; is TL insured for enough money per square foot? The TL policy is responsible for the sheet rock out and owners are responsible for the sheet rock in (Cabinets, fixtures, flooring, & furnishings). Cliff is seeking quotes for insurance on the HOA portion of the building for \$300.00-\$350.00 per square foot. TL currently has approximately 129,000 square feet, 102 units. The Ordinance of Law portion covers a re-build if there was a total loss according to the current building codes. The policy is up for renewal June 15, 2021.

New project proposals

Bill and Jenny Vaglianti submitted a landscaping proposal for the south end of the 500 building to add plants, shrubs, and a small tree to help define the property line on the south end. The cost is estimated around \$1,500.00 to \$2,000.00. Vaglianti will be responsible for the cost and care of the project. The utility companies must be called to mark the lines prior to any digging.

Motion by Patty McIntosh to accept the Vaglianti's landscaping proposal to the south end of the 500 building. 2nd by Andrew Davis. All were in favor

Dave and Terry Cordell submitted a proposal to improve the general common alcove below their stairs. The alcove is currently mud. Dave would like to pour a concrete sidewalk from the edge of the building back to the stairs entering his deck.

Motion by Carol More to allow the Cordell's to improve the general common area below their stairs with a concrete sidewalk 2nd by Andrew Davis. All were in favor.

The owners of Unit 304 are proposing a fence for their dog. Fence proposals are on hold until the board can come up with a plan for this issue. This owner is also proposing to add flag stone and upgrade their general common area in the alcove.

Other:

Owner comments: Carrie Koenig wanted it noted in the minutes that alcoves are general common elements, not limited common elements and are owned by all owners and owners who improve the alcove by their unit are taking land.

Pam Bennet also commented that she has concerns of the general common areas and is in opposition of improvements to common areas by owners as this is a slippery slope.

Schedule next meeting

The next Board Meetings: Monday, June 14, 2021, at 5:30 pm MST

Meeting Adjourned at 7:23 pm MST.

Karyn Marolf: TL HOA Manager

Patty McIntosh: HOA Secretary