

**TELLURIDE LODGE HOMEOWNERS'
ASSOCIATION BOARD OF DIRECTORS
ZOOM MEETING
May 02, 2022, AT 5:30 PM**

MINUTES

CALL TO ORDER

Vice President Joel Lee called the meeting to order at 5:30 p.m. A roll call was taken, and a quorum declared.

Board Members: Dave Cordell, Carl Ebert, Patty McIntosh, Bill Vaglienti, David Berry & Joel Lee
Andrew Davis was absent

Present guest: Pam Bennett, Lynn Sherlock, Carrie Koenig, Julie Korb, Dave Gould, Elizabeth Goldberg, Gayle Frazzetta & Vin Singh

Staff: Attending the meeting was Karyn Marolf, Office Manager and Ethan Alexander, Maintenance Manager

A motion was made by Dave Cordell and seconded by Bill Vaglienti to amend the May Agenda to include an executive session to discuss Employee Salaries.

Approval of Minutes: April 04, 2022, Minutes were approved by all Board members.

REGULAR SESSION:

Office Manager Report-Karyn:

- A/R for April is in good shape. One owner is delinquent over 60 days. Karyn will send notice to request payment.
- Budget report for Aug-April was sent to the Board with a draft 2022-2023 budget. The proposed budget and notice of annual meeting must be sent out no later than June 16, 2022.
- Karyn has sent out a notification request to all Homeowners regarding personal deck flower boxes. The cost per box is \$25.00.
- Bluegrass barricade passes will be required this year. Homeowners will need to request Karyn to get one for them or their guests.

Maintenance Report Ethan:

- A pull behind sweeper was purchased for the lawn mower
- Spring clean-up in the yard continues
- Irrigation repairs are being implemented
- Ethan and Joel met with Dynamic on upgrading the fire suppression system to help with future maintenance expenses. TL is waiting for a bid and contract. Discussion regarding three separate units could save money secondary to less fluid needed to operate the system.
- Parking space striping has been implemented

Officers Report:

- Dave Cordell reported he is working on the cost to replace the electrical line. SMP will absorb some of the cost as per the discussion with SMP & Dave.
- Joel and Dave will compose a letter regarding the electric line information to be sent to Homeowners.
- David Berry needs numbers from the electric line and fire suppression to put together a final budget. The budget must be approved and sent to the members no later than June 16, 2022. A work session is planned to finalize a payment plan for the upcoming expensive projects.
- Ethan & Joel had a meeting with Curtis to discuss previous knowledge regarding some of the issues with the upcoming Capital expenses

Old Business:

New Business:

Non-Board member comments:

Next Meeting: June 6, 2022, at 5:30 pm

ADJOURN: 6:21 p.m.

Motion to go into executive session by Bill Vaglianti and seconded by Carl Ebert at 6:22 pm

Executive session to discuss employee salaries

Motion to leave executive session by 6:48 pm

ADJOURN:

Karyn Marolf, Office Manager

Patty McIntosh, Secretary