

**TELLURIDE LODGE HOMEOWNERS'
ASSOCIATION BOARD OF DIRECTORS
ZOOM MEETING
October 10, 2023, AT 5:30 PM**

MINUTES

CALL TO ORDER

President Andrew Davis called the Zoom meeting to order at 5:30 pm. A roll call was taken, and a quorum declared.

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

Absent: Bill Vaglianti, & Joel Lee

Attending Homeowners: Lynn Sherlock, Carrie Koenig, Molly Herrick, David Dove, Janie Goldberg, Pam Bennett, Simon Aplin & Sally Blouse.

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

Approval of Agenda: Approval of agenda presented by Andrew Davis.

Approval of Minutes: August 08, 2023, Minutes were approved as presented.

REGULAR SESSION:

Office Manager Report-Karyn:

- A/R for September is in good standing. One Homeowner is behind 4 months due to medical problems. Karyn will tell him if he continues to be delinquent late fees will be assessed.
- The outcome of the Courtyard/fence ballot was as follows:
 - **Yes 73 votes= 65.1786%**
 - **No 18 votes= 16.0714%**
 - **Votes not submitted 21= 18.7500% and were counted as a NO**
 - **Therefore: 65% Yes and 35% No**
 - **The amendment passed and will be recorded.**
- David Berry CPA is preparing the TL tax return this week.
- Unit 308 was sold for \$2,300,000 to Simon Aplin.

Maintenance Report Ethan:

- Ethan reported he has cleaned up the area dug up from electrical line project and will reseed in the spring.
- Ethan has rented an air compressor to winterize the irrigation lines.
- The concrete sidewalks on the south side of the 500 and 300 building from the fire suppression line dig will be replaced next month.
- Ethan will have the dirt and concrete dumped on the south end of the 500-spine removed in a timely manner.
- Marty finished painting the trim with the new color on the south section of the 300 building.

Board officers Report:

- Patty reported that the fall BBQ was a success with little expense. It was a friendly gathering with games and potluck involvement. The Board will investigate scheduling another informal picnic next year.
- Andrew Davis reported that the board received renovation plans from unit 341/342 and 418/419. These plans are under review. Karyn will post these plans on the website for owners to review. Please send your concerns to the TL Board.

- A BBQ grill will need to be removed located next to Unit #524. There is a motorcycle stored in the Maintenance closet next to Unit #524. This motorcycle needs to be removed. There is a strong smell of gasoline when the door is opened.
- Patty reminded all that the Community Forum Meeting will start following this meeting and it has its own zoom link.

New Business:

- The Tower & Canyonland project is located to the east side of Clark's Market and within 5 feet of the north 300 & 400 spines of Telluride Lodge. The Town of Telluride is developing this Affordable Housing project. It would be worthy of Telluride Lodge Homeowners to voice their comments at the Public Meeting. Parking is a concern. There is a possibility for 41 bedrooms to be constructed.

Next Meeting:

**The next meeting is planned for November 14, 2023 @ 5:30 pm MST
Time**

ADJOURN: 5:55 p.m.

**Karyn Marolf, Office Manager
Patty McIntosh, Secretary**