

**TELLURIDE LODGE HOMEOWNERS'
ASSOCIATION BOARD OF DIRECTORS
ZOOM MEETING
August 20, 2024, AT 5:30 PM**

MINUTES

CALL TO ORDER

President Andrew Davis called the Zoom meeting to order at 5:02 pm. A roll call was taken, and a quorum declared.

Board Members attendance: Andrew Davis, David Cordell, Carl Ebert, Kevin Hogan, A.J. Milder, Lu Holland & Brooke Mallette.

Attending Homeowners: Lynn Sherlock, Sally Blouse, Pam Bennett, Sara Milder, Mathew Bristow, Patty McIntosh & Jenive Isaac.

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

Approval of Agenda/ Minutes: Agenda approved as presented by all present. No minutes were available to approve.

REGULAR SESSION:

Carl Ebert Insurance update.

- Close to getting a formal quote for 20mil at approx. 320k from broker Liberty who is working on additional layers for another 20mil
- If we go with only 20mil mortgages could be out of compliance, problems for the buying and selling of units

- We have signed and bound the Director/officer, umbrella liability and crime coverage with broker Kelstar who is working on one other proposal, blocked out to other agents.
- Owner Pam Bennet asked how we picked brokers, and the cost of the insurance purchased. Pam was referred to email update showing chronology of actions, the cost of insurance from Kelstar approx. 8k. Per Pam request, Karyn sent her data TL supplied to brokers and the initial quote we got from MT West which we are trying to beat
- Owner Jen Isaacs asked if we could get a temporary extension from American Family who dropped us, answer is no. Also asked if we have a plan going forward for fire mitigation like fireproof exterior materials on rebuilds/replace. Any new siding is hard concrete plank.

Office Manager Report-Karyn:

- A/R for August 2024 HOA dues are in good shape.
- 2023-2024 TL financials are complete if anyone would like a copy of the profit & loss.

Maintenance Report Ethan:

- Ethan installed new control panel, replumbed, ordered new heater for tub- Looking to add solar lighting to breezeways
- Lawn maintenance including a lot of sod to fill in where excavated
- Marty finishing windows quickly and will continue painting trim
- Policing areas around current construction trash, materials
- Bear trash break ins have stopped since he reinforced barriers, added latches
- Replacing empty gas tanks at grills

Board Officers Report:

- **Andrew Sewer Easement-** The sewer easement is going well.
- Owner Pam Bennet pointed out exhibit A page 3 states access to alcove from easement granted to “adjacent owners” so board

could lose access to make changes/uses. Andrew says Hoa has access but will revisit wording. Owner Patty McIntosh asked if we had talked to Tara about this issue, Andrew said yes contract is updated and we will verify everything is good before signing.

- **Motion by Kevin to approve NE easement 1-5-3 after reviewing verbiage, Brooke second, board unanimously approved.**

Old Business:

Courtyard License Agreement

- Owner Lynn Sherlock said this force's existing fence owners remove and replace their fences which is unfair. Owner Carrie Koenig wants board members that own lower units/fences to recuse themselves from voting, fees should be based on mkt values, \$20 month is too low, revocation/removal should be enforced for any reason rather than one of 3 reasons listed, access to fenced areas should be available for any owner as needed for construction/etc., legal fees around the fencing issue/ courtyards should not be paid by owners with no fence, how was pricing determined? Kevin responded that we could clarify section 3C by agreeing today, the Hoa does retain right to access fenced areas on behalf of any owner with need, will consider updating language as needed for clarity, many factors such as existing fees for things like construction were considered. The fence license fee agreements are due by October 1, 2024, along with the monthly fees.
- **Carl motioned to approve the license agreement with minor verbiage adjustments, second A Midler, unanimously approved by board.**

Next Meeting:

The next meeting-September 17, 2024 @ 5:00 pm

New Business:

ADJOURN: 6:08 p.m.

**Karyn Marolf, Office Manager
Carl Ebert, Treasure**