

Telluride Lodge Homeowners' Association Board of Directors

10/14/2025

Attendance

Board Members: Kevin Hogan, Andrew Milder, Lu Holland, Dave Cordell, Brooke Mallette, and Megan Masters

Homeowners': Patty McIntosh, Tracy Boyce, Lynn Sherlock, Carrie Koenig, Sarah Milder, Molly Herrick, Pam Bennett, Patty Chandler, Mark Herman, David Gould, and Sally Blouse

Staff: Karyn Marolf, Office Manager & Tony Jeminez, Maintenance Manager

Called to order

Kevin Hogan Called the Zoom Meeting to order @ 5:00p.m.

A roll call was taken, and a quorum declared.

September meeting minutes were approved. The agenda for this meeting was approved.

Quick recap

The meeting covered HOA administrative matters including dues status and approval of previous minutes. Construction updates were provided on various units with most expected to complete by year-end, along with discussions about maintenance of equipment and common area improvements. The group addressed landscaping agreements with the town, utility work concerns, and scheduling of the next meeting, which included an announcement about a staff member's departure.

Summary

HOA Dues and Minutes Review

The meeting began with a discussion about attendance and the agenda, which was approved without opposition. Karen reported that most HOA dues were in good standing, with only one significant delinquency, which Telluride Consulting was addressing. The board minutes from the previous month were also approved without dissent.

Telluride Construction Project Updates

Tony provided updates on construction projects, noting progress on units like, 418/419, 328, and others, with most expected to be completed by the end of November or early December. Tony mentioned coordinating with Marty and Alex regarding the carpet between Clarks and Telluride Lodge, as there was some confusion about who was

responsible for the task. Tony also mentioned working on key fobs with Megan and will hopefully get it done by the end of the month.

Bobcat Machine Maintenance Plan

Tony and Kevin discussed the maintenance and future of a bobcat machine, which is currently at 3,800 hours with an engine replacement at 2,500 hours. Tony shared that the machine is in good shape, with only joystick controls and leaks needing attention, and the technician recommended continuing maintenance as it could potentially reach 10,000 hours. They decided to proceed with the current maintenance plan and repairs, with an updated estimate of \$3,600, rather than considering a replacement at this time.

Common Area and Project Updates

The meeting covered several topics, including a discussion about carpet replacement in a common area, with Tony estimating it would require three boxes and cost several hundred dollars. Kevin suggested completing the replacement quickly and seeking reimbursement from Clarks. Megan provided an update on the gym, noting progress on lock installations and the ordering of new equipment, with plans to limit access to owners and long-term renters. AJ reported on the Pacific Street Project, which involves installing curbing and landscaping, with the town covering all costs and providing two years of watering. The group clarified that this project is a town-led initiative to beautify and secure the property, with no easement granted and maintenance details to be determined.

Telluride Landscaping Agreement Review

The group discussed a landscaping agreement with the town of Telluride, where Pam expressed concerns about taking on significant financial responsibility for future maintenance and the town's ability to unilaterally terminate the agreement. AJ clarified that the town's portion of the project is limited to a 5-foot stretch of Pacific Avenue, with the rest of the landscaping on the property owners' land, and explained that the agreement allows for future development while maintaining aesthetic standards. The discussion revealed that the Tony currently uses that area for snow storage, which could impact future development options, leading to a decision to further evaluate the agreement's terms and potential alternatives.

Landscaping Agreement Concerns Discussed

The meeting focused on a landscaping agreement with the town, where Carrie raised concerns about the lack of termination rights and control over the design, which led to a discussion about the town's ability to modify the agreement. Tracy Boyce emphasized that

the Chair 7 development was not certain and could take years to start, adding to the uncertainty of the situation.

Utility Work and Infrastructure Updates

The meeting focused on updates regarding utility work and infrastructure issues in the area. San Miguel Power (SMP) was reported to be behind schedule with their development plans and had not yet reached out to the community about their activities. Tony confirmed that SMP had addressed ground fault issues by trenching through the area, affecting multiple blocks including Boomerang Village and the Lodge. The group discussed the impact of these utility changes on the community, with Patty McIntosh noting the significant costs associated with unforeseen infrastructure work. AJ announced a celebration for Karen, who is leaving her position.

Next Steps

- Megan to install the squat rack in the gym next week.
- Megan to send out gym rules and regulations for owners to sign once the key fob system is set up.
- Tony to coordinate with Marty regarding the carpet replacement in the bridge area between Telluride Lodge and Clark's.
- Tony to proceed with the Bobcat repairs at the reduced cost of \$3,600.
- AJ to host a taco celebration for Karen on Saturday at 1PM in the courtyard.
- Brooke to review and address concerns about the Pacific Street landscaping agreement with the town, particularly regarding termination rights and property control.
- Karen/Tony to find the agreement between Telluride Lodge and Clark's regarding the bridge maintenance.
- Tony to monitor San Miguel Power's activities and inform the board of any developments.

The next meeting has been scheduled for November 11th at 5pm.

Meeting adjourned at 5:46pm

