

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

MINUTES

CALL TO ORDER

President Andrew Davis called the Zoom meeting to order at 5:31pm. A roll call was taken, and a quorum declared.

Board Members attendance: Andrew Davis, David Cordell, Carl Ebert, Bill Vaglianti, Joel Lee, Patty McIntosh & David Berry

Attending Homeowners: Molly Herrick, Lynn Sherlock, Carrie Koenig, Bill Langford, Cary Suter, Sally Blouse, Mark Herman, Matt Sommer, Gayle Frazetta, Julie Korb and Pam Bennett

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

Approval of Agenda: Andrew asked that 539/540 renovation be added to the Agenda under New Business, All approved.

Approval of Minutes: Bill Vaglianti made a motion to approve the November 16, 2022, Minutes, motion was 2nd by Carl Ebert. All Board members were in favor of approving November 16th Minutes except Patty McIntosh, Board Secretary who objected to the content recorded. David Berry abstained as was not present at meeting. Minutes were approved by a majority of votes.

REGULAR SESSION:

Office Manager Report-Karyn:

- A/R for December has 2 owners over 30 days past due. Patty expressed her concerns on delinquent HOA dues not being charged fees as per current Governance policy. Current policy applies until Tom Kenned, TL's Attorney reviews new CCIOA Governance documents.
- Matt Bristow the owner of Unit 341/342 informed Karyn he will be doing a renovation starting April 2024.
- Karyn was informed that Mike Fourquarean unit 522 was up for sale.
- David Berry reported that the Reserve Study has been completed. The board will review the study at a work session meeting. Funding the projects and timing will be discussed. Along with compliance with the CCIOA requirements. No electric, water or sewer categories were included in the study. David directed Karyn to pay the Reserve Study invoice for the balance owed.

Maintenance Report Ethan:

- Ethan reported snow removal is being handled by Chancey Marolf and himself. There has been an abundance of snow which has taken a lot of time to manage.
- The alarm system reported an issue in the 500 building. Vynet found a short in the relay. Ethan has updated Vynet to use the current call list when reporting an issue.
- Ethan met with Chis Proctor; Resortnet, LLC for a walk around regarding getting a bid for the internet, phone and TV service which Spectrum is currently providing for Telluride Lodge. Spectrum's contract ends in October 2023. TL must let Spectrum know by July 23, 2023 if TL is going to renew their contract with Spectrum. Karyn will request Spectrum and Resortnet, LLC to submit a formal contract to provide future service for the Board to assess.

- Ethan was asked if it was possible to put up Christmas lights up. Karyn agreed to purchase a few Christmas lights. Karyn and Ethan hung lights around the spa area. Ethan received a lot of complements. Patty voiced that she would like to be involved in the choice of lights and presentation next year.
- All the BBQ grills have been removed in court yards as per TL's Insurance policy. BBQ grills are not permitted in court yards and on decks; this rule will be added to the TL house rules.
- Ethan repaired a damaged hall door.
- Hot tubs are getting heavy usage. Ethan spends a lot of time keeping the Spa area in good condition along with cleaning the filters.
- Patty commented she has seen a large couch and furniture items being left in the trash area of the 500 Spine trash area. These items cost TL to remove. Ethan states most of the time the Homeowner calls in and the fee is paid for by the individual Homeowner, but sometimes there are unauthorized drop offs.

Office Report:

- Community Forum Update: Patty McIntosh reported that Joanna will be moderating the Quarterly Community Forum Meeting following this monthly HOA meeting. Patty will be taking the notes on Pros and Cons, no motion will be allowed at this meeting. These meetings are for homeowners to express their concerns. Homeowners will be allowed to speak 5 minutes on each subject.

Old Business:

- Andrew reminded Board Members the Board President needs to call on fellow Board members to Speak.

New Business: Andrew Davis reported that he received a call from Vin Singh that he will be sending a new renovation plan to the board for unit 539/540 to be posted on the TL website for homeowners to review.

**Next Meeting:
February 7, 2023 @5:30 pm MST Time**

ADJOURN: 6:12 p.m.

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