

**TELLURIDE LODGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
January 13, 2020 AT 6:00 PM**

MINUTES

CALL TO ORDER

President Pam Bennett asked Greg Batie to conduct the meeting as she was suffering from a cold.

Greg called the meeting to order at 6:03 p.m. A roll call was taken and a quorum declared.

Board Members present: Greg Batie

Board Members Via Phone Conference: Pam Bennett, Carl Luff, Emily Burns, Carl Ebert and Andrew Davis.

Present guests: Carrie Koenig and Melissa Bassett via phone, and Lynn Sherlock and Joel Lee in person.

Staff: Karyn Marolf, Office Manager, and Curtis Marble, Maintenance Manager, present in person.

Approval of Minutes: Motion by Andrew Davis to approve the December 16, 2019 minutes with one change on Curtis's report. The wording was changed to say Curtis is in the process of installing a spa security camera. The motion was seconded by Carl Ebert. All were in favor.

REGULAR SESSION

Review and Discussion of December 16, 2019 meetings:

- a. **Renovation Guidelines:** Lynn Sherlock, the past President, asked why the renovation guidelines were being rewritten when they were so close to being in final form. The 2015 draft had been redlined by attorney Ken Golden and sent to Tom Kennedy for his input. Tom Kennedy incorporated Golden's changes, added his, and returned his redline to the board with a clean copy. Pam Bennett was not aware that Tom Kennedy had reviewed the Golden redline. Joel Lee explained that the present draft had many details added in order to deal with issues that have arisen over the years during remodels. Greg Batie asked Lynn to resend the redline version to all the board. Greg asked that the board read them and send comments. Greg will work on getting comments added to the draft for the next meeting.

- b. Fine Policy:** Lynn let the board know that she would resend the Good Governance Policy. The Telluride Lodge Declaration Section 6.9 requires Telluride Lodge to adopt good governance policies which we have over the years (Collection of Unpaid Assessments, Debt Collection Policy). The draft good governance policy that Tom Kennedy sent is difficult to understand and overly complicated, but it does lay out the necessary procedures for enforcement of fines.
- c. Swap update:** Carrie Koenig let the board know that nothing has happened, and no public meetings have been held since last Telluride Lodge board meeting. Carrie and Greg Batie will poll the owners on their thoughts of the south west area project once Karyn provides them with a contact list.
- d. Dog –Trespassing/Boundary –hall security:** The signs Curtis ordered “No Trespassing” for the north end hall doors are in but cold weather has prevented Curtis from installing them. Karyn was asked to print paper signs for doors until warmer weather permits Curtis to get the signs on the doors.
- e. 513/514 Renovation plans:** The new owner (Kevin Preble) of units 513/ 514 sent renovation plans at the last meeting. Pam, Greg and Curtis did a walk through in December. Curtis pointed out that the owner of unit 513 would have to be made aware of water drainage issues as this unit is next to the breezeway. There will also be safety issues on window wells next to a walk through. The size and operation style of windows, and the increased square footage of space will need to be identified. The issue of the space above breezeways was discussed, as this is part of the Unit 514 plan. There are owners who feel that space outside the foot print should be sold. Andrew stated that you cannot ask for a space to be purchased unless you have added that to the renovation guidelines in advance as it has been done in the past at no cost. The board has to be fair to all owners. Emily Burns felt that plans that needed revision have to be revised and submitted prior to any approval. This plan was tabled until next meeting. Curtis will get with owner and explain the issues and Karyn will write a letter to the owner.

Pam made a motion to table any approval for Kevin Preble’s renovation approval until more information was given to the board, second by Andrew Davis. All were in favor.

- f. Landscaping Discussion-Melissa Bassett:** Melissa noted there are no updates as of date on landscaping but asked that the board read the emails she sent previously on landscaping issues.

Maintenance Manager Report-Curtis Marble

- a. Sewer update:** There was a sewer back up in Unit 513/514 and Curtis had to have the sewer snaked. Curtis put a camera down the main sewer and there are places with bellies.

- b. Deck fire:** Unit 414/415 deck is complete with the exception of cement for stairs and paint. This will have to wait until spring when the weather is warmer.
- c. Spa camera:** Curtis has installed a security camera for the spa but is working on the app it takes to get it up and running.
- d. Snow removal:** The snow is good this year and the snow removal is going well.
- e. Vehicle damage:** Curtis backed into unit 508's car while doing snow removal. The repair estimate is going to be around \$5000.00. Karyn has called the insurance company and there is no deductible. The board agreed to do an insurance claim.
- f. Gas fire place unit 508:** The owners of unit 508 called Curtis requesting to reinstall a gas fire place in their unit. It had a gas fire place at one time but was removed when they did a window replacement. They will need to go HARC for a vent approval. In order to get a permit for the gas fireplace they will need Telluride Lodge HOA approval.

Carl Ebert made a motion to approve a gas fire place for unit 508, Seconded by Emily Burns. All were in favor.

- g. Bike/bobcat storage:** Curtis ask that the board be thinking on a place to store bikes and the bobcat. In the past there was talk of selling storage and building a storage shed.
- h. Parking:** Curtis reported that he continues to walk the parking lot and tagged several cars with no permits.

Office Manager Report-Karyn Marolf

- a. Past due accounts:** Karyn sent an A/R report as to December 31, 2019 to the board. Collections of dues are in good shape.
- b. Cash balance report:** The cash balance for Telluride Lodge as of January 13, 2020 is \$214,800.
- c. Budget vs Actual:** Tabled due to computer crash.
- d. Reserve Budget:** Karyn and Curtis are working on budget reserve numbers. Curtis reported that SMPA is just waiting for power failure at Telluride Lodge as it is 47 years old. There is about 24,000 feet of primary line and 500 feet of secondary line. Curtis will be meeting with a Telluride Lodge owner who is a water engineer for advice on the water line. The current line is 4-inch PVC and 1 inch poly to units from main line. Melissa reported that she sent an email to the board with company names who do reserve studies. Melissa will resend to the board as the board may want to consider hiring a company to do a reserve study.

- e. **Computer issues:** Karyn was able to find someone to get her old computer operating while waiting on a new computer and she should have new computer by the next meeting.
- f. **Date for annual meeting:** Karyn asked that the board be thinking of a date for the July 2020 Telluride Lodge annual meeting. The two choices are of July 18 or 25, 2020.

Financial Report-Treasurer – Spectrum did their annual 5% increase on cable TV and internet as of January, 2020 billing. Karyn reported that the dues will need to be increased by \$2.00 per Unit give or take. Karyn and Lynn will make sure the 5% increase is accurate on the Spectrum bill.

Carl, Greg and Karyn will work on the cost of utilities replacement cost.

????? made a motion to increase the dues by \$2.27 give or take a few cents for the annual Spectrum 5% increase, 2nd by Carl Luff. All were in favor

Other Business

- a. Election of Board of Directors Officers: President, Pam Bennet let the board know she was too busy with her work to give Telluride Lodge the time and attention needed for her to continue as President. She requested that the board elect another member to take her place as president.

Pam Bennet made a motion to elect Greg Batie for President and it was seconded by Emily Burns. All were in favor.

- b. **513 deck:** Unit 513 deck is a mess and Karyn was asked to contact the owner to ask that it be cleaned up.

Next Meeting Date: February 10, 2020 @ 6:00 p.m. Telluride office or via conference call

ADJOURN: All were in favor and the meeting was adjourned at ???? p.m.