

# Telluride Lodge Homeowners' Association Board of Directors

1/13/26

## Attendance

Board Members: Kevin Hogan, Brooke Mallette, Carl Ebert and Robert Wylie

Homeowners': Carrie Koenig, Molly Herrick, Chris Boeker, Patty McIntosh

Staff: Megan Masters, Office Manager, & Tony Jeminez, Maintenance Manager

## Called to order

Kevin Hogan Called the Zoom Meeting to order @ 5:04p.m.

A roll call was taken, and a quorum declared.

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

## Summary

### Announcements

- **Annual Meeting:** Megan announced that the annual meeting will be held on **June 6th**.
- **Electronic Voting:** Kevin reminded everyone that all electronic votes must be submitted by **February 28th**. An update will be sent out in **March**.
- **Voting App:** Megan will begin working on finding a voting app to use for the annual meeting.

### Owner Concerns

- **HOA Dues Double Charge:** Patty McIntosh reported being double-charged for her HOA dues in December by Telluride Consulting. She was advised to contact Telluride Consulting directly.
- **Unit 539/540 Window & Door:** Carrie Koenig raised concerns on behalf of David Dove regarding the window/door installation in units 539/540. Tony confirmed the door was installed according to approved plans and passed inspection. Carrie requested that during excavation and construction, we monitor the size of window wells built for egress to ensure they are no larger than required by code.

- **Telluride Consulting:** At Carrie's request, we discussed the role of Telluride Consulting in the process of enforcement of our Rules and Regs.

## **Construction & Maintenance Updates**

- **Construction Projects:**
  - Units **418/419** are completed; the dumpster will be removed later this month.
  - The beam in the **north breezeway of the 500 building** has been removed.
  - Work is continuing on units **513/514**.
  - Tony reported all projects are progressing according to schedule.
- **Alarm Inspection:** Ongoing, with the next inspection scheduled for **January 26th**.
- **Water Meter:** Tony noted the water meter may be broken. Megan will review last month's statement to identify any irregularities. Repair's will require us to pay labor. They will supply the materials.
- **Carpet Replacement (Between Clarks):**
  - Carpet replacement was completed.
  - Carrie will look for the agreement with Village Club and forward it to Kevin.
  - Marty will check whether Village Club is willing to cover part of the labor costs.
- **EV Charging Station:** Lu was unable to attend but emailed an update stating she is waiting for the contractor to select a date.

## **Security & Access**

- **Spa Fobs:** Tony reported that the new spa fobs are working well overall, though some individuals are still attempting to access the spa without fobs.

The next meeting has been scheduled for February 17th at 5pm.

Meeting adjourned at 5:18pm