

**Telluride Lodge Minutes HOA
Board of Directors Zoom Meeting
November 30, 2020
Minutes**

CALL TO ORDER REGULAR SESSION

Joel called the meeting to order at 5:06 pm

Board members present Via Zoom: David Berry, Joel Lee, Carol More, Patty McIntosh, Carl Ebert, Andrew Davis & Dave Cordell

Employees Present: Curtis Marble Maintenance & Karyn Marolf Office.

Homeowners present: Carrie Koenig & Dan Isaacs
Quorum met for the meeting to proceed.

Approval of Minutes: Dave Cordell made motion to approve Minutes from November 16, 2020, 2nd by Andrew Davis contingent on 2 changes.
Minutes were approved.

Regular Session:

Office Manager report by Karyn Marolf: Karyn reported that she had a call from the Real estate agent on the sale of unit 525. Unit 525 is one of three units left at TL that does not have a laundry facility. The new owners were inquiring about the use of the laundry room for the next 3 weeks. Curtis reported that he closed the laundry room and has shut down the hot water and is waiting on CS service to pick up the washers and dryers. Curtis is meeting with the new owners on Friday to help design installation plans for a washer/dryer to be installed in unit 525.

Karyn reported that the website person is gone until January 2, 2021. Dan Isaac volunteered to help build a new website that will be easier to use. Karyn will send agendas and minutes out to all owners until they can be posted on the website.

A/R was sent to the Board for review and is in good shape overall.

Maintenance report by Curtis Marble: Curtis reported that the stairs in the 400 building have been repaired.

The construction trailer in the parking lot belonging to the construction crew renting at the lodge will be leaving December 14.

The 529/530 renovation project is started, and the foundation work is beginning this week. The large dumpster will be replaced with a small dumpster next week.

Unit 514/513 is on hold and Karyn will send the owner a reminder letter that the approval will expire 6 months for the date of approval and a new approval will be required before any renovation.

Officer reports:

Joel is working on the Newsletter and will have it to the board this week by Friday for review.

SMC has decreased occupancy for rentals to 50% as there are 29 COVID cases in San Miguel County and occupancy could be reduced to 25% by Christmas.

Patty McIntosh has drafted a Welcome Letter to be sent to all the 2020 new owners and asked that the board please send her any changes.

Would like it to be sent out on Monday.

A homeowner notified the Board regarding difficulties in refinancing because of flood zone issues. Dan Isaacs volunteered to work on the Flood issues as he is an owner in the 300 building. Karyn will send him all the information.

Old Business:

HOA Documents progress:

Dave Cordell & Andrew Davis will try to have a draft of the Renovation Guidelines for next Board meeting.

Carol More incorporated all the documents into the House Rules. The Rules & Regulations will be ready and sent out with the newsletter.

The Governance Policies is close to being ready. It needs to have a few corrections. The fines were noted and need to be discussed prior to sending the "clean copy" to the homeowners for comments.

New Business: Set the date for the annual meeting in 2021.

It was agreed to set July 24, 2021 as the day for the meeting.

Homeowners that joined the meeting were able to vocalize their concerns.

The next Board Meetings: Monday, December 14, 2020
at 5:00 pm MST and will resume in January 2021.

Meeting Adjourned at 6:41 pm MST

Karyn Marolf
TL HOA Manager
Patty McIntosh
HOA Secretary