

**TELLURIDE LODGE HOMEOWNERS'
ASSOCIATION BOARD OF DIRECTORS
ZOOM MEETING
July 12, 2024, AT 4:00 PM**

MINUTES

CALL TO ORDER

President Andrew Davis called the Zoom meeting to order at 4:01 pm. A roll call was taken, and a quorum declared.

Board Members attendance: Andrew Davis, David Cordell, Carl Ebert, Kevin Hogan, A.J. Milder, Lu Holland & Brooke Mallette.

Attending Homeowners: Pam Bennett, Carrie Koenig, Sarra Milder, , Peggy Raible, Alexis Choate, Carrie Koenig, Bristow, Jenive Issac, John Urbine & Lynn Sherlock.

Staff attendance: Karyn Marolf

Approval of Agenda/ Minutes: Agenda & May Minutes were approved as presented by all present.

This the first Meeting with the new board members.

REGULAR SESSION:

Office Manager Report-Karyn:

- A/R for June 2024 HOA dues – 2 owners owe for June.

Maintenance Report Ethan:

- Ethan was unable to attend this meeting.
- Spa continues to break down
- Marty is finishing painting and will start washing windows
- Construction projects are going well

Board Officers Report:

Dave Cordell update on sewer easement with the Town of Telluride; TL is waiting to see the latest sewer easement agreement. Tarra with the Town said they are making some minor tweaks with Tom Kennedy and should be ready to send out before the next meeting. It is the hope of the board to be able to vote on this easement at the next meeting.

Update on the AC proposal by Peggy Raible listed below.

1. These types of units DO NOT have exterior compressors, which are historically noisy and push a lot of air around outside.
2. This AC unit is fitted on the interior wall of the condo and has an integral compressor. This unit is a model Maestro that runs from a plug in 120 outlets. There is an intake and an outtake hole with a paintable grill and condenser drip outlet. So, three penetrations to the exterior with very minimal outward appearance.
4. The board is proposing that only **ONE AC** unit be allowed to be fitted per Condo. This would help minimize openings to the outside.
5. We will **not** be considering split Ac's with compressors or window units.

Motion was made by David Cordell to allow Peggy to install Prodo type in her unit 515 as a test for community input. 2nd by Carl Ebert. Motion Past.

There was discussion of whether allowing this AC will require a declaration change? It was agreed that boilers, dryers, fire suppression are all

allowed. It was agreed that intake opening will have to be addressed case by case based on the location.

Old Business:

- The question of if the easement issue on tract I had been addressed? This has been cleaned up and corrected. Sandy the neighbor is aware of the boundaries and that will be addressed once the sewer project is done and the fence is put on TL property line. Sandy the neighbor did plant some bushes on TL but is aware he could be asked to remove them at any time.
- Carhenge Meeting: A lot of development will be happening all once on this project, and it was expressed again that TL needs to establish their boundaries. The Board agreed that they will get back on the south fence project ASAP.

Next Meeting:

The next meeting August 20, 2024 @ 5:00 pm

ADJOURN: 4:42 p.m.

Karyn Marolf, Office Manager