

**TELLURIDE LODGE HOMEOWNERS'
ASSOCIATION BOARD OF DIRECTORS
ZOOM MEETING
December 12, 2023, AT 5:30 PM**

MINUTES

CALL TO ORDER

President Andrew Davis called the Zoom meeting to order at 5:30 pm. A roll call was taken, and a quorum declared.

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

Absent: Kevin Hogan

Attending Homeowners: Lynn Sherlock, Molly Herrick and Carrie Koenig.

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

Approval of Agenda: Approval of agenda with one change (omit the quarterly budget report as it was done last month).

Approval of Minutes: Dave Cordell moved to approve the November 14, 2023, Minutes and Carl Ebert 2nd. Minutes were approved by all present except Patty McIntosh who objected. Bill & Joel approved November 14th Minutes although they were not present at the November meeting.

REGULAR SESSION:

Office Manager Report-Karyn:

- A/R for November HOA dues are in good shape.
- Emergency assessment payments continue to come in. The Emergency Assessment is about 72% paid. Karyn will give owners until January 31st to get their assessment paid in full.

Maintenance Report Ethan:

- Ethan reported he has scheduled the spa code to be changed. The Code will be changed in January due to a scheduling problem. Ethen would like to investigate getting a Wi-Fi lock. The current situation depends on an outside source. Installing Wifi, Ethan could manage from anywhere and could be changed when needed.
- F & F Fire has completed the upgrade to the fire suppression system. Vynet is scheduled to complete the upgrade by connecting the wires to the Fire station and Vynet's main office.
- Small leaks in the hallway were detected. After the system is complete, the ceiling tiles will be replaced.
- Carpet will be installed to cover where the pipes go from the 400 to 300 Spine.
- Ethan continues to address the snow & ice maintenance. Buckets of ice melt will be placed at the bottom on all the stairs.

Board officers Report:

New Business:

- Andrew Davis reported that the board received a renovation plan from unit 531. Karyn will post this plan on the website and owners are asked to send their comments to the board. This renovation is an interior renovation. Bill Vaglieni noted that the

rebuilding of the deck had a shorter railing than the original height. Dave will call the owners to notify them that if they rebuild the deck, they cannot change the deck railing height. The upstairs balcony needs to be reinforced in #531's ceiling. The letter sent to #531 owners will include these two items regarding the renovation project.

- **Dave made a motion to approve the preliminary 531 renovation 2nd by Carl Ebert. All were in favor except for Patty McIntosh who abstained.**
- Andrew will be sending the owner a renovation approval letter to proceed with getting their permits. Andrew explained that until the final plan is approved by the board this project cannot start.

New Business:

Next Meeting:

**The next meeting is planned for February 06, 2024 @ 5:30 pm MST
Time**

ADJOURN: 6:12 p.m.

Karyn Marolf, Office Manager

Patty McIntosh, Secretary