



May 10, 2023

Dear Telluride Lodge Owners

We are writing to you on behalf of the HOA Board in preparation for the 2023 Telluride Lodge Homeowners Association Annual Meeting which will take place at 9:00 am on Saturday, June 10th of this year.

Because of continued concerns about COVID, we will again conduct a face-to-face outdoor meeting using a tent on our property. For those unable to attend we plan to make audio from the meeting available via the internet, however limits on technology in an outdoor setting will not allow distance participants to speak. However, we are trying to set up an option where those calling in will be able to send chat or email messages that can be read by the moderator at the meeting. We will provide details prior to the meeting. Owners may also text their proxy holder their thoughts. As in the past, the meeting will be followed by our traditional picnic and time for owners to talk and get to know each other.

We are also planning a "Meet & Greet gathering" on Friday, June 9th onsite at Telluride Lodge. The gathering will take place under the tent at 5:30. All Homeowners are encouraged to participate. Come join for Beverages, Cheer, and Conversation.

As always there are two critical issues that must be addressed at the annual meeting:

1. Approval of the 2023-2024 HOA annual budget.
- and
2. Election of Board Members.

In addition, the meeting will include discussion of proposed amendments to the HOA Declarations, updates on infrastructure projects, and other subjects.

If you are not able to attend, please submit a proxy, as a quorum is required to conduct business. Please note that we do not have the capacity for virtual attendees to vote at the meeting so you will need to designate a proxy for this purpose. A proxy form is included in this package. Do not send the form to your proxy representative, it must be forwarded to Karyn Marolf in the HOA Office to be recorded. Each main doorway reflects one vote. If your unit has multiple owners, only one proxy form or vote may be submitted. You may designate any owner as your proxy. In the past owners could grant their proxy to the HOA board as a group as an option. However, to avoid confusion this year, please do not grant your proxy to the board. If you wish, you may designate a specific board member with your proxy. They are:

Andrew Davis, President;  
Bill Vaglianti, Vice President;  
Carl Ebert, Treasurer;  
Patty McIntosh, Secretary;  
David Cordell, Maintenance Supervisor;  
Kevin Hogan, Member; and  
Joel Lee, Member.



Four board member terms will expire at this meeting (Dave Cordell, Andrew Davis, Carl Ebert, and Kevin Hogan). All have indicated their desire to seek reelection. Any owner wishing to run for the board may do so. If you have an interest in running for the HOA Board or wish to nominate someone to the HOA Board, please contact Karyn Marolf at the HOA Office. Nominations close prior to the vote at the annual meeting.

Enclosed you will find a condensed version of the proposed annual budget as it will be presented at the meeting. Anyone wishing a copy of the detailed budget may request a copy from Karyn Marolf. To address infrastructure issues, staff salaries, and reserves, the Board is proposing a 4% increase in dues. We consider this increase prudent. Even with a dues increase, we believe our dues remain lower than many other HOAs in Telluride. The Treasurer will present the attached budget for approval at the annual meeting. Last year, the Board scheduled a Zoom session to answer detailed owner questions prior to the annual meeting. Since no owners attended, we will not offer this Q&A session. However, if you have specific questions about the budget, please contact Karyn Marolf and a board member will reply.

All owners are welcome to attend the monthly board meetings by Zoom, but we understand that most owners are unable to do so. Below is a summary of some of the board's activities over the past year.

We encourage you to attend the annual meeting. In addition to the election of board members and approval of the budget, the meeting will be an opportunity to share thoughts on the direction of the Telluride Lodge community.

We look forward to seeing you at the annual meeting.

Sincerely,

Andrew Davis, President;  
Bill Vaglianti., Vice President;  
Carl Ebert, Treasurer;  
Patty McIntosh, Secretary;  
David Cordell, Maintenance Supervisor;  
Kevin Hogan, Member; and  
Joel Lee, Member.

If you have any questions or comments, you may reach any board member at [telluridelodgehoa@gmail.com](mailto:telluridelodgehoa@gmail.com).





## Summary of Activities Over the Past Year

As we come to the end of our fiscal year, the board has made progress on many fronts including but not limited to:

- Retained office manager, Karyn Marolf, and maintenance manager, Ethan Alexander.
- Refurbished interior of Spa with new paint/stain/grout, etc.
- Completed a Reserve Study for facilities planning.
- Obtained a state grant for electronic vehicle charging stations.
- Organized quarterly Community Forum Meetings by Zoom.
- Completed a survey on courtyards, fences & gates, as a step to rectifying historic errors.
- Invested reserve funds in Treasury bonds.
- Created member-to-member email correspondence for the TL Community.
- Negotiated a new contract with Spectrum for cable & internet service.
- Continued cycle of exterior repairs, painting on rotating cycle.
- Maintained a process for all owners to observe board meetings via Zoom.
- Continued working with San Miguel Power to replace our aging (50-year-old!) direct-bury power lines (expected in fall 2022) [fall 2022 has passed – is this a typo?].
- Conducted an owner vote on an amendment to the declarations addressing “pop outs”.
- Conducted an owner vote on an amendment to the declarations addressing a specific owner renovation project.
- Monitored several owner improvement projects to completion.
- Improved landscaping.
- Obtained a sewer credit following water line repairs.
- Updated Governing Documents and House Rules.
- Started working on other amendments to our Declarations as stated in previous correspondence.
- Updated the Telluride Lodge website (<https://telluridelodgehoa.org/>).
- Completed an extremely busy and snowy winter season with a minimum of difficulty.
- Converted to Vyanet alarm system from CenturyLink along with switching office phone to Spectrum saving the HOA \$1,500.00 a year.

The 100% volunteer board is comprised of people with backgrounds in the areas of finance and financial planning, construction, engineering, law and contracting, management, governance, etc. Many, if not all, have served and are serving on other boards. The board has averaged multiple meetings per month and many hours outside of these meetings, which has saved the HOA a great deal of money dealing directly with contractors, the town, and others, alleviating the cost of professional management.

Email: [telluridelodgehoa@gmail.com](mailto:telluridelodgehoa@gmail.com)

Name: \_\_\_\_\_ Unit No. \_\_\_\_\_

# AGENDA

## ***TELLURIDE LODGE HOMEOWNERS' ASSOCIATION***

***2023 ANNUAL MEETING (50 years)***

***SATURDAY, JUNE 10, 2023, 9:00 am***

Location: Tent on Telluride Lodge Property

Coffee and Conversation (8:30 to 9:00)

Call to Order – Andrew Davis, President

Registration of Proxies

Confirmation of Quorum

Introductions – Andrew Davis, and all attendees

Approval of 2022 Annual Meeting Minutes

Board of Director's Report

Review of past year

Upcoming Projects

BREAK

Election of Board Members

Treasurer's Report –

Review/Approval of 2023-2024 HOA Budget

New Business:

Other:

Opinion on next annual meeting schedule

Community Forum Feedback

Other Topics

Adjourn

Lunch to follow immediately at Telluride Lodge



**TELLURIDE LODGE ASSOCIATION**  
**P.O. BOX 127**  
**TELLURIDE, CO 81435**  
Phone #970-728-9849 or 970-708-3820  
Fax # 970-728-9849 or E-mail: [telluridelodgehoa@gmail.com](mailto:telluridelodgehoa@gmail.com)

**PROXY**

ANNUAL MEETING TO BE HELD JUNE 10, 2023

The undersigned, a member of the Telluride Lodge Association, a Colorado nonprofit corporation ("**Association**"), does hereby appoint [check one]: (\_\_\_\_)[fill In name] \_\_\_\_\_ or (\_\_\_\_)[fill in name of a Board of Director] \_\_\_\_\_ as their true and lawful attorney in with full power to appear and act as the proxy of the undersigned at the Annual Meeting of Members of the Telluride Lodge Association to be held in Telluride, Colorado on Saturday, June 10, 2023, and at any adjournments thereof, and to vote according to the number of votes that the undersigned would be entitled to vote if personally present, upon the matters and proposals set forth in the notice of the meeting, and upon such other matters as may properly come before the meeting or any adjournment thereof, in accordance with the following instructions (if any):

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The latest dated proxy governs or can be voted in person if the homeowner attends the meeting. This Proxy expires upon adjournment of the June 10, 2023, annual meeting and may be revoked by the Undersigned by sending written notice of such election prior to the commencement of the 2023 Annual Meeting.

IN WITNESS WHEREOF, the undersigned has executed this Proxy on this \_\_\_\_\_ day of, \_\_\_\_\_, 2023.

By: \_\_\_\_\_  
Signature of Member

Printed Name: \_\_\_\_\_

Unit(s): \_\_\_\_\_

Comments:

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**Board of Directors**

Andrew Davis-President  
Bill Vaglianti-Vice President  
Joel Lee-Member  
Carl Ebert- Treasure  
Patty McInosh-Secretary  
Dave Cordell-Member  
Kevin Hogan -Member

# Budget vs. Actual

August 1, 2022 through April 30, 2023

Draft 2023-2024 Budget

DRAFT

	Aug '22 - Apr 23	2022-2023 Budget	% Budget	2023-2024 Budget
Ordinary Income/Expense				
Income				
4100-TL Homeowners Assessment	446,324.43	595,440.00	74.96%	619,840.00
4200- Interest income	266.31			
4900-Miscellaneous Income	1,738.76	3,900.00	44.58%	4,100.00
Total Income	448,329.50	599,340.00	74.8%	623,940.00
Gross Profit	448,329.50	599,340.00	74.8%	
Expense				
5000-Administrative	21,099.83	25,900.00	81.47%	28,252.00
6000-Insurance	50,613.98	62,200.00	81.37%	66,300.00
6100-Maintenance & Grounds	57,247.10	129,700.00	44.14%	161,000.00
7000-Payroll Expenses	88,124.73	116,532.00	75.62%	117,432.00
7100-Utilities	134,134.54	170,050.00	78.88%	194,956.00
7400-Reconciliation Discrepanci	-0.56			
Expected increase to cash balances	0.00	0.00	0.0%	56,000.00
Total Expense	351,219.62	504,382.00	69.63%	623,940.00
Net Ordinary Income	97,109.88	94,958.00	102.27%	-
Other Income/Expense				
Other Income-				
Other Expense				
Fire Suppression		100,000.00		100,000.00
Major project expenditures - electric	15,051.12	75,000.00	20.07%	59,948.88
Total Other Expense	15,051.12	175,000.00	8.6%	159,948.88
Net Other Income	-15,051.12	-175,000.00	8.6%	159,948.88
Net Income	82,058.76	-80,042.00	-102.52%	-159,948.88
Money Market to cover projects		-80,042.00		
Cash Balance July 2021	\$ 172,028.00			
Cash Balance July 2022	\$ 312,059.00			
Cash Balance April 2023	\$ 403,000.00			

**MINUTES**  
**TELLURIDE LODGE HOMEOWNERS' ASSOCIATION**  
**ANNUAL MEETING**  
**JULY 16, 2022**  
**TELLURIDE LODGE**

Coffee and conversation from 8:30 to 9:00 a.m.

**CALL TO ORDER:** Board President Andrew Davis called the Annual Meeting to order at 9:12 a.m.  
**WELCOME!** There was an exceptional turnout.

Pursuant to the Amended Declarations, a representation of at least 30% of the total 112 “doors” at the Telluride Lodge (TL) is required to achieve a quorum for the annual Homeowners Association (HOA) meeting. The total of proxies received 33, and represented by those in attendance 42, made a grand total of 75 votes registered. Five owners attended via Zoom and their votes were represented by proxy. Attending via Zoom was an Attorney representing a select group of Homeowners. TL HOA’s Attorney Tom Kenney will be attending in person.

The number of votes exceeds the number required for a quorum.

The meeting will be recorded to assist with the preparation of Minutes.

Andrew turned the mic over to Joel Lee to address the process of Germaneness.

At the Annual Meeting last year, there was a misunderstanding of the process in conducting a meeting. Germaneness is used to expedite business by discussing one subject at a time and following the Agenda. The Agenda has been sent to all Homeowners a month prior to the Annual Meeting. Any motion from the floor that is not related to the Agenda item being discussed is improper.

**Joel made a motion to set the policy of Germaneness for conducting business at the TL annual meeting. Bill Langford seconded the motion.**

**All were in favor except for 1 Homeowner. Motion passed.**

**A Motion was made by Bill Langford to accept the agenda as presented, 2<sup>nd</sup> by Tom Haley.**

There were no objections to the agenda as presented.

**INTRODUCTIONS:** Board President Andrew introduced Karyn Marolf the office manager. Karyn has been at TL for over 30 years. Karyn works Mondays and Thursdays but is on call 24/7. A huge Thank you goes to Karyn for planting the barrels and deck flowers. Karyn also makes all the desserts for the



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annual picnic. Karyn and her family have a small ranch with 60 head of cows and supplies the wheat for Blue Grouse Bread.

Ethan Alexander replaced Curtis Marble's last year after Curtis retired as Maintenance Manager. Ethan lives with his wife on five acres in Norwood. Ethan has a very positive attitude and is an asset for all the Homeowners to care for their property. Ethan is a 4<sup>th</sup> generation Telluride family. Ethan's great grandmother graduated from Telluride in 1913 and his grandfather and dad still run cows on Wilson Mesa.

Andrew noted that Curtis Marble is doing well but unable to attend the picnic due to his medical treatments.

Andrew also acknowledged Marty Tapia who has been a lifesaver for many projects at TL. Marty has been around for years and was able to help Curtis in the past and is now able to assist Ethan. A Big Thank you was extended to Marty!

Andrew asked the Board and HOA Member attendees to introduce themselves stating name, unit number & how long you have owned at the TL.

The Annual HOA Meeting was attended by the following Board members.

Andrew Davis, President

Joel Lee, Vice President

Patty McIntosh, Secretary

David Berry, Treasurer

Dave Cordell via Zoom

Bill Vaglianti

Carl Ebert via Zoom

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### **APPROVAL OF 2021 ANNUAL MEETING MINUTES:**

**Motion by Bill Langford to approve the July 24, 2021, annual meeting minutes as presented, 2nd by Dave Rothermel**

**BOARD OF DIRECTOR'S REPORT:** President Andrew Davis reviewed a list of items from last year.

- Ethan Alexander has ongoing maintenance to the TL property. It is never ending. If anyone notices items that are not being done in a timely manner, please send an email. Ethan has a very large place to maintain and may not get to every item as timely as you want. Sometimes things get overlooked.
- Marty was hired to continue rotating exterior repairs and painting. TL was not satisfied with the past painting contractor due to poor performance and reliability. Marty has been very conscientious and is doing a great job.
- Working with San Miguel Power to replace TL's aging infrastructure, (50-year-old) of direct-bury lines. This project is expected to start in the fall.
- Ethan will continue to repair and improve the irrigation and landscaping.
- Refinish the spa area and improve the quality of the hot tub maintenance. Hired a company to open and close the hot tub on weekends. Thank you, Ethan, for keeping the spa maintained. The cleanliness and refurbishing are great!
- De-cluttered the office and added shelving for efficient package pick-up.
- Working to update the site maps that designate the upgrades since TL was built.
- Repaired the water leak and the city credit TL for water.
- Updating and maintenance on the Telluride Lodge Website.
- Fire alarm notifications update with Vyanet (fire alarm company).

### **Updated Operations & Upcoming projects:**

Andrew Davis reported the board is working on upgrading the Fire suppression. This is going to be an expensive project but will be worth it in the long run. The fire suppression lines are connected at the ends of the 300 and 500 building. Shut offs can be added in this area. This will help with the expense when having to recharge the section needed in the event of a sprinkler being discharged. The new product used

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in the lines is very expensive. Bill explained it is important to understand Telluride is in a cold zone. This project must be used in the lines in the place of water to keep the lines from freezing.

### **Election of Board Members:**

There are three board members whose seats are up for renewal. All three board members have agreed to run for another term (Patty McIntosh, Bill Vaglianti & Joel Lee). The floor is open to nominations.

A member was concerned about the use of board proxies. Tom Kennedy, TL HOA's attorney, addresses this issue. Proxies are assigned to either a member or the board as a whole and this has been the practice in the past years.

One member felt the 19 board of directors' proxies should not be used to vote for election of board seats if there is a quorum.

**Bill Langford moved that the nominations be closed. The current board be re-elected by acclamation, 2<sup>nd</sup> by Lynn Sherlock**

An owner wanted it noted that a board member contacted a member who had voted NO on the balcony amendment. Andrew addressed this by stating the unit owner voted yes last year and voted no this year. The board member was curious as to what made him change his vote. The Board member made it very clear he was not asking him to change his vote, only was curious to what changed his mind. It was noted that once a vote is cast it cannot be changed.

Andrew noted that board members should never contact anyone after they have voted.

After concerns from a board member, it was agreed by the board to vote on the three board members' seats. No proxies were to be used.

Those in favor 44, those not in favor 10 and 2 abstained.

Motion passed.

**(The Board and Members took a short 15-minute break)**



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**TREASURER’S REPORT – 2022/2023 OPERATING BUDGET:** David Berry, Treasurer, explained last year’s 15% due increase was important to keep TL in good standing. There has not been a dues increase since 2017. The Actual to Budget expenses were down. This was due to the increase and actual expenses were down. TL was able to increase its savings from 173,000 to 300,000.

Last year the water problem was a big expense. Electrical and fire suppression is causing a short fall of \$80,000, with 8% Dues increase. There may be a special assessment that will be needed to cover the shortfall. That can be decided once the work is all done, and TL has a final cost. The topic of how much reserve TL should keep in savings comes up every year. It was an agreed consensus that a year’s HOA dues would be a good number (\$600,000).

The TL board has been discussing the need to have a reserve study done for the past several years. Tom Kennedy agreed that a reserve study would be a good idea for the TL. The reserve Study would evaluate the building needs and project a timeline and help with future budgets of large expenses.

Insurance and legal were up this last fiscal year. Karyn was able to change TL to American Family Insurance for a big saving on insurance.

**Motion by Ashley Story to approve the 2022/2023 budget as presented with the 8% increase and an addition to the budget of \$5,000 for a reserve study to be done, there was another amendment to increase the fire suppression expense to \$100,000 seconded by Dave Rothermel. Motion was approved by the Members.**

**Motion by Pam Bennett to authorize the Board to do an Association Resolution for Revenue Ruling 70-604 Election-excess income applied to the following year’s assessments. 2<sup>nd</sup> by Gayle Frizette**

**OLD BUSINESS:** Tom Kennedy explained the process TL did in the past when doing renovations. Tom amended the TL Declarations in 2007. Tom explained when owners did not do map amendments showing they increased square footage it was an insurance liability. This means if something were to happen, ie a fire, that space would not belong to that owner unless a map amendment is done and recorded.

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Tom explained that the current new amendment is to clarify the popouts, attic, basement, and window wells per building codes. This amendment is to provide definition and clarity to what has already been done. Once this amendment is done the community can make another amendment to address the balconies. Andrew addressed balconies could have been part of this amendment, but it was felt that by adding balconies it would never pass. Balconies are very complicated and have a lot of controversy. This amendment was to just fix what has been done in the past. Tom and the Board agreed that a special meeting be called for owners to ask questions and talk about what they wanted prior to an amendment being sent out to the members for a vote.

Andrew explained he wanted to clarify how the board is handling the consent form/ballots on amendments. When the office receives a consent form, it is logged and put into a folder. After the closing date for consent forms, they will be sent to Tom Kennedy's office to be verified.

Tom's office will prepare a summary sheet of the amendment results and it will then be sent to the members via email.

Some members felt that not getting a balcony was not fair. Tom suggested they come up with language that would be favorable to owners and do a balcony amendment. Any owner can propose an amendment for a balcony and have it voted on, but it will take a 2/3 vote. It was suggested that expansion outside of the original footprint should be fair for upper as well as lower. A question was asked; why do lower units get stairs and window wells but upper units cannot have a balcony? The issue is balconies can block sun, views, snow removal and the issue of structural to the lower unit would have to be addressed.

Tom's office will prepare a summary sheet of the current amendment results once it is done, and it will then be sent to the members.

### **NEW BUSINESS:**

Gayle Frazette addressed the members with her proposed amendment to add North popout square footage and balcony to the renovation planned for unit 539/540.

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**Open Discussion-** Homeowners that attended the meeting were able to vocalize their concerns.

**ADJOURNMENT:** As there was no further pressing business? The meeting was declared adjourned at 12:39 p.m.

The annual picnic (catered by Oak) followed immediately after the meeting on the lawn at TL

Patty McIntosh Secretary

Karyn Marolf Office Manager