

**Telluride Lodge Association  
Board Meeting  
May 14, 2007  
5:30 p.m.**

**Members present:** Ken Hodges, Laurel Robertson, Randy Reece, Lynn Gershman, and Suz Cramer. Via phone: Joe Lee and Carol More. Also present: Karyn Marolf-Office Manager and Curtis Marble-Maintenance Manager.

**Fire Suppression:**

Curtis previously sent the Board two preliminary location options for the water supply for the fire suppression system. They are: #1. Use existing storage areas located under the stairwells or #2. To build two small 4'X8' sheds at the two existing main water supply lines (one located between the 300 and 400 buildings and one between the 400 and 500 buildings).

The Board was concerned about the aesthetics of the two sheds. Curtis explained he thought locating them in the picnic areas of both spines could easily conceal the sheds.

The cost to install the water supply under the stairwells would be significantly more.

The other question Curtis had for the Board was the material to be used if sheds were to be built. Which material should be used, wood or cement? Wood is harder to insulate and to maintain than cement.

Lynn Gershman wanted to know the difference in cost, wood vs. cement and sheds vs. existing storage areas? The shed option wood vs. cement cost varies by about \$1500.00. Wood costing \$15,900.00 and cement \$14,400.00. If the water supply was to be installed in the existing storage areas the cost is about double @ \$27,820.00. These are estimated costs only.

The locations of the sheds are a concern. It is important to keep the owners in those locations happy, and what HARC would allow.

Ken suggested that he, along with Randy and Curtis, should do a walk around and try to make a decision. Curtis reminded the Board that a decision has to be made before a drawing can be done to apply for a permit.

Curtis expressed his frustration with the Town of Telluride's Water Department. Currently there is not enough town water pressure to install the pipe size originally planned. Installation of the pipe is on hold until the Town determines what water pressure they are going to be able to supply.

### **Renovation**

The contractor for the expansion of Unit 422, Joe Waller, has requested permission from the Board to trench across the driveway and tie into the sewer. Randy felt that digging up the asphalt would disturb the base enough that it will never be the same.

Curtis explained the reason for this request was to eliminate having to use a sump pump for the basement renovation in Unit 422.

Ken suggested that when the Board did their walk-through that this item be discussed at that time.

### **Approval Minutes**

Ken asked the Board if they had a chance to review the last few months of Board Meeting minutes. All were in favor with the minutes as they stand with one exception. Randy asked that all the minutes be in one standard format. **Upon a motion made by Ken, seconded by Joel and passed unanimously, the minutes of the last quarter were approved contingent on the correction of format.**

### **Clarks**

Clark's would like to either tie into the Telluride Lodge existing sewer line or run a new line down the fire lane on the West side of the 5 spine.

It was questioned, if Clark's were to tie into the existing sewer line, who would do the repairs if the line were to fail?

Randy felt that the Lodge request that Clark's replace the existing line with PVC 8" or he see no benefit. There also is the Landscaping issue.

Joel asked what benefit, if any, is there if Clark's were to use the fire lane. Ken said that at one time Clark had offered to help pave the fire lane.

Randy felt the benefit of Clark's using the fire lane would be that the 500 building would have the option of tying into the new sewer line.

Ken asked the question, would owners choose to tie into the sewer line? It certainly benefits the lower units because they would not have to use a sump pump.

The Board felt that if the fire lane was to be used, that Clark's contribute to upgrading the alley (paving, grass/stone what ever surface upgrade the Lodge should choose). In addition to the Parking maybe the Lodge should ask for a fee to upgrade the surface of the fire lane.

Randy cautioned the Board of the possibility that Tom Clark has every right to use the Fire Lane for a utility easement, and that before the Lodge starts demanding anything we should make sure that the Lodge has the right. Ken let the Board know that the most current proposal is 20 deeded surface parking spaces on the west end of Clark's parking lot with 2 underground garage spaces.

Joel asked, is that the best deal the Lodge can get?

Ken asked the Board how far they want to push Clark. Our attorney felt that the deal the Lodge has now is a good one and that the longer the Board waits, Clark could withdraw the deal.

Ken would like the Board to decide just what it is that they would like for the 30 non-exclusive parking spots. The last offer Ken made to Clark was for 20 surface and 4 underground parking spots. Clark offered 20 surfaces and 2 underground.

Lynn expressed that she would like to see 20 surface and 2 underground parking spots and that Clark's use the fire lane for their sewer line and contribute to surface improvements to the fire lane. Lynn felt that no matter what, that the Lodge settles for no less than 20 surface parking spaces.

Ken felt that if nothing else the Lodge could always sell the underground spaces.

Randy said that he had seen where a condo was for sale and the additional parking space was \$67,500.

Randy felt that something was up because Clark's building has gotten smaller than originally proposed.

Ken will go to the meeting and see what the Town has to say about the 20 parking surface spaces.

It was finally decided that the Board would ask for 20 surface, three underground parking spaces and that Clarks use the fire lane to tie into the sewer with the agreement that they split resurfacing cost.

Ken reminded everyone that our attorney keeps warning us that if we push too hard it might come back to bite us in the buns. Ken felt that 20 exclusive parking spaces are worth far more than 30 non-exclusives.

Carol expressed that she would like to see closure on this matter.

Joel reminded everyone that Ken has been working hard on this issue from the beginning and we should go with what he feels Clark will except with out blowing the deal.

The Board all thanked Ken for a great job dealing with Clark's project. Ken will set up a meeting with Town ASAP.

### **Spa Renovation**

Curtis has been trying to get a contractor to give an estimate on rebuilding the spa. Curtis has three different sets of plans for the spa. At this time, Curtis has been unable to get a contractor to give him an estimate.

Carol agreed that in order to get a decision from the owners on rebuilding the spa it is important to be able to give them a cost.

Ken asked Randy what he felt the cost of rebuilding the spa would be. Randy felt that it would be based on how busy contractors are. At this time it is hard to find a contractor that will bid because they are all so busy. It has been Randy's experience that the busier the contractors are, the higher the cost. Contractors bid small jobs high because they don't care if they get them. The current spa is roughly 25X25 or 625 square feet.

Lynn suggested that we get estimates for all three options and let the owners decide at the annual meeting.

Carol felt that there is a problem presenting the spa issue at the annual meeting because not all owners are present at the annual meeting. This decision should be presented to all the owners with the option of doing one large assessment for the roof and spa rather than several small assessments. A large assessment would take 5 years for some owners to pay off.

Lynn asked that if the spa is to be rebuilt, that dues are not to be increased.

Curtis was asked which roofs are in the worst shape. Curtis said the west side of the 500 building has the worst roof and most of the leaks are due to the chimneys.

Curtis stated that there are about 15 wood burning fireplaces left at the lodge.

Laurel asked the question, if the Lodge was to do a roof assessment and people with a wood-burning fireplace opted not to remove their chimneys, who would be responsible for future leak?

It was suggested that if an owner chose not to remove their fireplace, they would be responsible for leaks around their chimney.

### **Damage Deposit**

Unit 320/321 has requested their construction damage deposit to be refunded.

Ken and Randy said that when they were doing their walk through they would check the construction site and let Karyn know if she could refund and how much.

### **Dog Fence proposal**

Unit 318/319 has requested from the Board permission to install a dog fence. Joel asked if the request was reasonable.

Curtis informed the Board that Unit 318/319 has asked for a fence to keep dogs 'out; rather than 'in'. Unit 318/319 does not own a dog.

The Board agreed to grant approval for a fence on the condition that Unit 318/19 gets the approval from neighboring owners.

### **Meeting adjourned**

*Minutes approved 06-18-07*