



MINUTES OF THE TELLURIDE MOUNTAIN VILLAGE OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

June 13, 2018

BOARD MEMBERS PRESENT:	Bill Jensen, Tom Richards, Jeff Badger (via phone), Jim Royer and Tim Kunda
BOARD MEMBERS ABSENT:	Jeff Proteau
STAFF PRESENT:	Anton Benitez, Garrett Brafford, Whitney Pearce and Heidi Stenhammer
OTHERS PRESENT:	Joe Solomon - TMVOA legal counsel

1. Call to Order and Determination of Quorum

Chairman Jensen called the meeting to order at 4:05 p.m. on Wednesday, June 13, 2018 MDT at Mountain Village Town Hall. A quorum was present with 5 out of 6 Board members present in person and via phone.

2. Approval of Previous Meeting Minutes

On **MOTION** by Director Royer to approve the May 21, 2018 Special Board of Directors meeting minutes, seconded by Director Kunda, the **MOTION** carried unanimously (5-0).

3. Delinquent Accounts

Accounting Manager Pearce noted that there were two TMVOA members delinquent in dues payments. One has recently paid and the other agreed upon a payment plan so there is no need for legal action.

4. TMVOA Updates – Informational

MV Economic Snapshot

Director of Operations and Finance Brafford noted that RETA through May 2018 is at 44% of the annual budget of \$5.9M which is ahead of projections. Condo inventory is down compared to this time last year. Executive Director Benitez reported that lodging is up 2.1% over last winter and 6% up over last summer. Retail is up 12.8% over last winter and 6% over last summer. Restaurant is up 2.9% over last winter and 3% up over last summer. Grocery and liquor is down 8.2% over last winter and up 6% over last summer.

Dial A Ride Update

Executive Director Benitez noted that total Dial A Ride rides are up 5% over last year. January alone was up 17% however, this is most-likely due to the lack of snowfall as owners and guests of many ski in/ski out properties utilized the service to access the ski area.

Dial A Ride Eligible Addresses

Per the service contract, condos in the Peaks and Madeline are excluded from the service due to access to the gondola system. Some of these owners have argued that they should be able to utilize the service because they pay the same dues as everyone else. Director of Operations and Finance Brafford will complete a review of the various condo declarations and make a recommendation of the condo properties that can be added. It is not anticipated that the addition of condo properties will add a lot of volume to ridership. The addition of condos will not preclude lodgers from the requirement to provide transportation for their lodge units.

Dial A Ride RFP

The Dial A Ride service contract with Telluride Concierge expires at the end of this summer. An RFP will be distributed in June with responses due back in early August. Non-TSG Board members will review the proposals, select a provider and the contract will be secured in late September for a November 21st start date. Chairman Jensen noted that TSG has funded the capital cost of the Telluride Concierge vehicles over the past two years with TMVOA paying for the operational costs.

Dial A Ride Rides Per Season

Valid users are allotted 200 rides per season and 9 properties were over the limit at the end of the 2017/2018 winter season. TMVOA charges \$8/ride for each ride over the limit however, the actual cost per ride is \$19. A decision regarding raising the cost charged per ride over the limit was tabled until the RFP process is complete, and a new contract finalized this fall.

Lot 161CR Parking Update

TMVOA received a Conditional Use Permit for parking at Lot 161CR. The lot has been improved with grading, gravel, drainage and signage installed that matches the Town's new sign program. There are 40 available parking spaces, each assigned a unique number. The Ridge has four temporary spots next to the gondola plaza. If the Ridge signs the full settlement agreement, it will have 20 parking spaces. Eighteen Mountain Village merchants entered a lottery for the remaining spaces and all but eight have executed their lease. TMVOA will coordinate with the Lot 161CR Board of Managers to determine if an automatic gate will be installed at the entrance to the lot. The gate is estimated to cost \$6K.

Mountain Village Market Update

There is a hearing on May 31st for the Mountain Village Market lawsuit with a trial date September 11th - 13th. Market reps requested the trial be pushed to next year but that is unlikely to be approved by the judge. The Market lease has a jury waiver, so the trial will be in front of a judge only.

5. TMVOA Updates – Action

3rd Amended and Restated Fiscal Policies & Procedures

Director of Operations and Finance Brafford directed the Board to review a redline and clean copy of the 3rd Amended and Restated Fiscal Policies & Procedures. Changes are relative to title changes and the assumption of debt of which the latter will now need Board approved. The changes have been reviewed and approved by TMVOA's new auditors.

On **MOTION** by Director Badger to approve the 3rd Amended and Restated Fiscal Policies & Procedures, seconded by Director Kunda, the **MOTION** carried unanimously (5-0).

Economic Stimulus

Original Thinkers – David Holbrooke (via phone)

Mr. Holbrooke provided an overview of the new Original Thinkers festival which is his brainchild festival that melds art, ideas and fits into a four-day experience in Mountain Village. The first weekend of October was selected for the festival because this is a slower time of year and the festival will help drive occupancy and retail/restaurant business. Most of the festival venues will be in Mountain Village with some supplemental sites in town and the Deep Creek Mine. Mr. Holbrooke has over 20 years of experience producing MountainFilm and experience starting up new festivals. Revenue streams for this festival will be corporate sponsorships, local sponsorships and pass sales. Expenses include speaker fees, operational costs, staff salaries, programming and marketing.

Executive Director Benitez noted that it has been TMVOA's initiative over the years to help get new festivals started with up to three years of funding after which time the festival is expected to be self-sustaining. The Telluride Festival of Cars and Colors is a good example. The Board is not willing to decide on funding at this time, so Executive Director Benitez and Mr. Holbrooke will discuss additional details and follow up soon.

Telluride Institute – Dan Collins, Audrey Marnoy, Art Goodtimes

Mr. Collins, Ms. Marnoy & Mr. Goodtimes joined the meeting to request grant funding for a Fens study with the goal of monitoring and restoring the Fen wetlands in Prospect Basin. Mr. Goodtimes noted that, during the ski area expansion in the early 2000's, approval was granted by the County contingent on the agreement that the Fens would be protected.

The Institute is requesting a front-loaded grant from TMVOA of \$15K to allow the research team to purchase a robust monitoring system. Other funding sources include \$2K from San Miguel County, \$15K from TSG paid over five years, \$200 from the Telluride Watershed Institute and \$2K in individual contribution. The research will be able to scientifically explain what affect the climate has on our watershed. TMVOA will be provided with quarterly reports on the progress of the research.

On **MOTION** by Director Royer to approve the funding of \$10K of the total \$15K request with the assumption that additional \$5K will on be requested if funding from the State is not received, seconded by Director Badger, the **MOTION** carried unanimously (5-0).

Blue Mesa Commercial Space – Heating System

Director of Operations & Finance Brafford reported that there are several issues with the inefficient electric heating system in the Blue Mesa Commercial spaces. Poachers baseboard units do not heat the entire restaurant and there is no heat at all the Suite D. During the TMVOA office renovation this fall, the entire heading system could be upgraded to gas with hydronic baseboards. TMVOA plans to retain ownership of the commercial spaces indefinitely so the upgrade makes sense as it will take 16 years to pay for itself.

The entire cost of the project is \$150K of which Poachers will pay [xxx] of that amount. The funds would come from the \$750K general contingency fund. Director Royer asked that another bid be obtained and that the upgrade be mechanically engineered.

On **MOTION** by Director Royer to approve the expenditure of \$150K for a heating system upgrade throughout the Blue Mesa Commercial spaces if the upgrade is mechanically engineered, and a second bid is received, seconded by Director Kunda, the **MOTION** carried unanimously (5-0).

MV Center Roof Tiles Inventory Purchase

Director of Operations & Finance Brafford reported that TMVOA is partnering with TMV to move forward with Town Council and CDC amendments regarding options for Mountain Village Core roof tiles. There exists a lack of inventory for the existing roof tiles because the original mold was destroyed. An inventory of 10-12 squares at 100 square feet each has been found and TMVOA could purchase this inventory and hold in storage on behalf of the condos in Mountain Village Core. This would allow the HOA's to do regular roof maintenance instead of having to replace the entire roof for time to allow for adequate savings for roof replacement. The cost of the inventory is \$8K to \$12K and would be sold to the HOA's at cost by TMVOA. Chairman Jensen noted that TSG has a hangar in Montrose with adequate space to store these tiles.

On **MOTION** by Director Kunda to approve the purchase of roof tiles at a cost not to exceed \$12K, seconded by Director Royer, the **MOTION** carried unanimously (5-0).

6. New Business / Other Business

Lot 161CR Ridge Litigation & Parking

Executive Director Benitez reported that the Lot 161CR Board of Managers have been working since September to come to an agreement with the Ridge regarding parking. The agreement provides

adequate parking spaces equal to one space per density unit and will hopefully be agreed upon by all parties soon.

Town Hall Subarea & Village Center Subarea Update

Executive Director Benitez reported that AECOM staff and independent engineers and surveyors have been on site exploring locations for the round-a-bout with a bus stop, realignment of Mountain Village Boulevard and a community park at Elk Lake. There will be a committee meeting next week and focus groups the first week of August.

AECOM has provided a revised bid sheet for the Village Center Subarea work which is now within 2018 budget requirements for TSG, TMV and TMVOA. This revised bid sheet will be reviewed by the committee tomorrow.

7. Executive session pursuant to CRS sec. 38-33.3-308 (3) & (4) for review of communications from and consultation with legal counsel

On a **MOTION** by Director Royer, seconded by Director Richardson, the meeting went into Executive Session at 6:30 p.m. MDT.

On a **MOTION** by Director Proteau, seconded by Director Kunda, the meeting came out of Executive Session at 6:50 p.m.

8. Adjournment

On a **MOTION** by Director Royer, seconded by Director Proteau the meeting adjourned at 6:50 pm MDT.