



**MINUTES OF THE TELLURIDE MOUNTAIN VILLAGE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
September 20, 2017**

BOARD MEMBERS PRESENT:	Bill Jensen, Jeff Proteau, Jim Royer, Robert Stenhammer, Duncan Hogarth & Tim Kunda
BOARD MEMBERS ABSENT:	Jeff Badger
STAFF PRESENT:	Anton Benitez, Garrett Brafford, Louise LaBranche & Heidi Stenhammer
STAFF ABSENT:	None
OTHERS PRESENT:	Cath Jett, Jonathan Greenspan and Laila Benitez

1. Call to Order and Determination of Quorum

Chairman Jensen called the meeting to order at 4:02 p.m. MST and announced that a quorum had been established with six of seven Board members present.

2. Executive Session pursuant to CRS Section CRS 38-33.3-308 (3) & (4)

On a **MOTION** by Director Royer, seconded by Director Kunda, the meeting went into Executive Session at 4:02 p.m. MDT.

On a **MOTION** by Director Proteau, seconded by Director Hogarth, the meeting came out of Executive Session at 4:35 p.m.

3. Approval of the Previous Meeting Minutes

On **MOTION** by Director Stenhammer to approve the June 14, 2017 Board of Directors meeting minutes, seconded by Director Royer, the **MOTION** carried unanimously (6-0).

On **MOTION** by Director Stenhammer to approve the July 31, 2017 Special Board of Directors meeting minutes, seconded by Director Royer, the **MOTION** carried unanimously (6-0).

On **MOTION** by Director Kunda to approve the August 30, 2017 Special Board of Directors meeting minutes, seconded by Director Hogarth, the **MOTION** carried unanimously (6-0).

4. TMVOA Updates

Summer 2017 MV Stats

Mr. Benitez reported that, for the months of June/July/August, lodging is up 8.5%, restaurants are down 3%, retail is up 11.6% and grocery is up 7%. Restaurant data is typically lagging by one month so there may be an adjustment to the tax collected and the related percentage. A discussion ensued regarding other reasons why restaurant sales could be down. Notable reasons could include the Village Table not serving lunch this summer, Sunset Plaza construction affecting Poacher's and La Piazza, and Black Iron being closed on Mondays. Further analysis will be conducted if the restaurant numbers do not uptick after true-ups.

2017 YTD RETA Performance

Year to date as of 8/30/17, RETA collected is at \$5.13M. For the month of September alone, \$824K has been collected to date. RETA is pacing to end the year at or above \$7M, if current trends continue.

Line of Credit

Controller Brafford reminded everyone that the \$7.1M adjustable rate line of credit was paid down by \$5.9M this past February and \$1.2M this past June to bring the account to a zero balance. This was done at the recommendation of the Investment Committee in looking at a rising interest rate environment and surplus cash from RETA. This will result in a year-over-year estimated savings of \$110K - \$130K plus in interest payments.

2016 Audit and Audit RFP

Controller Brafford reported that the 2016 audit has been reviewed and approved by staff, legal and the Finance, Audit and Budget committee. There were no corrections or adjustments made by the auditors. The 2016 tax return will be ready for review by the end of the week and will be approved, completed and filed in the next two weeks. Both reports will be posted to the TMVOA website.

An audit firm RFP was recently conducted by the Finance, Audit and Budget committee which looked at three different firms at last week's meeting. Haynie & Co. is the new audit firm that was selected as they have a significant presence in the area and do audit and taxes for organizations like TMVOA. They also had the most competitive pricing of the three firms.

Investment Committee Open Seat

There is currently a three-year term seat open on the Investment Committee that was held by Mike Zarilli. Mr. Zarilli has agreed to serve another term if chosen. Any members interested in serving on this committee should send Chairman Brafford a brief bio and explain how they can be of benefit to this committee. Applications should be submitted by mid-October and a decision will be made by the next quarterly meeting of the Investment Committee in November.

Gondola Project Updates

Controller Brafford reported on the following three gondola projects:

The new **backup power generators** at St. Sophia station are being enclosed and should be done this week. These generators will be up and ready to run by this winter season. This backup power system will allow the gondola to run at full-speed in the event of a power outage.

Nine additional cabins for the mainline are in production and, once installed, will add an additional 150 passengers per hour bringing the mainline to 1,070 passengers per hour which is the maximum mainline capacity for the existing system. This addition increases capacity by 16%. The cabins will be installed by the start of the winter season.

Late night ridership between the hours of midnight at 2:00 a.m. on Fridays and Saturdays averaged 141 passengers in July and 180 passengers from August 1st – 19th. The Town of Telluride paid for half of the cost of these extended hours. It is the desire to continue extended hours from midnight to 2:00 a.m. on Fridays and Saturdays in the winter season as well. Businesses in Telluride have indicated that the additional hours have been very beneficial and were appreciative

2018 Economic Stimulus

TMVOA 2018 economic stimulus grant applications are due by September 30, 2017.

Station Recreation

In the early 2000's, Metro Services (now TMVOA) and TSG created a night-time lighting program to promote on-mountain activities through a funding agreement which had several amendments in 2000 and 2001. Based on historical review of previous meeting minutes and relative documents, it appears as if TSG was not able to find a good night-time use for the proposed on-mountain lighting improvements. If any outstanding matters are uncovered regarding previous agreements relative to Station Recreation they will be resolved by the end of the year.

Affordable Housing

Executive Director Benitez noted that the shortage of affordable housing is affecting our merchant's ability to recruit, hire and maintain employees in the area. In 2016, TMVOA revisited its properties held for affordable housing. The SV lots in Illium were initially determined to be the best lots to build 13 affordable housing units. However, due to access and parking easement issues, mass and scale, neighborhood concerns, and other complexities it didn't seem realistic to construct 13 units on that property.

Separately, TSG evaluated and is under contract to purchase 22 Q lots near the SV lots that were owned by Telcam. TSG then expressed interest in purchasing TMVOA's SV lots, had the property appraised and the non-TSG board members agreed that it was a good plan to sell the SV lots to TSG for \$250,000. TSG agreed to pay all fees and closing costs associated with the closing set for October 11, 2017.

A thorough communication to our membership will be sent shortly after this meeting and will include the agreement, appraisal and resolution. Director Royer noted that the \$250,000 received will be managed by the non-TSG board members to further advance affordable housing efforts. He applauded TSG for working so closely and positively with the community members to create a positive outcome to something that started contentiously.

Cedar Shake Roof Rebate Program

Controller Brafford reported that approximately 50-60 percent of the buildings in Mountain Village have cedar shake shingles. TMV reached out to TMVOA with a request to participate in a cedar shake rebate program to help reduce the fire risk in Mountain Village and enable owners to renew insurance policies that were in danger of being non-renewed due to cedar shakes on the structure. The rebate program will refund 100% of the building permit fee and will be capped at a max of \$5K per owner. TMVOA's participation in this program will benefit its members and will help protect property values. It was further noted that 80% of homes with cedar shake roofs will burn down in a fire and only 15% of homes with metal roofs or other retardant roofing materials will burn down.

On **MOTION** by Director Kunda to approve TMVOA funding up to \$25,000 to the TMV Cedar Shake Rebate program for the benefit of our residential members, with the understanding that TMV contributes the same level of funding, the **MOTION** was seconded by Director Royer and carried unanimously (6-0).

Town Hall Subarea Committee Member Appointment

Executive Director Benitez noted that the Town Hall Subarea Committee has a meeting next month and will need to replace Pete Mitchell's position. After some discussion, Director Hogarth was determined to be the best representative for that position. Director Hogarth said he would be happy to serve on this committee along with existing member, Director Royer.

Green Team Appointment

The town has kicked off a Green Team to give updates and recommendations to Town Council to consider increasing environmentally positive initiatives. TMV would like a representative from TMVOA to be a part of the Green Team. Executive Director Benitez nominated Controller Brafford to fill this role and all present agreed.

5. New Business / Other Business

Executive Director Benitez requested permission to extend Mark Eddy Communications contract for another six months at \$2K per month as he's been a huge asset to TMVOA. On **MOTION** by Director Royer to approve the continuation of the contract with Mark Eddy Communications for another six months at \$2K per month out of the 2017 general contingency, the **MOTION** was seconded by Director Kunda and carried unanimously (6-0).

6. Next Meeting Date

The next TMVOA Board of Directors meeting will be held on Wednesday, November 15, 2017 at 4:00 p.m. at Mountain Village Town Hall.

7. Adjournment

On a **MOTION** by Director Stenhammer, seconded by Director Royer, the meeting adjourned at 5:05 pm MST.