



**Executive Board Meeting  
February 3, 2023**

**Minutes**

Board members present: Scott Gillen, Stacey Lanius, and Mark Pelizza

Board members present via live video-conference: President Rick Kues, Vice President Greg Collins, Secretary John Neibling, .

Officers present: Treasurer Joe Carey

Staff present: Allisa Olinger, Gary Prisby, and Page Coleman

Guests: Gregg Perteet and Bobby Schurman, BHP

A meeting of the Executive Board of the Tamarron Association of Condominium Owners was held on February 3, 2023, at 8:30 a.m. at the Lodge Conference Room, the President and the Secretary being present via live video-conference.

President Kues called the meeting to order at 8:34 a.m., and Secretary Neibling certified that there was a quorum present, that the Board members had been properly notified of the meeting, and that owners were notified about the meeting in an email and a posting on the TACO website. The agenda for the meeting was also posted in the lobby of the Lodge and on the TACO website 10 days prior to the meeting. Mr. Neibling made a motion, seconded by Mr. Gillen, to approve the minutes of the last Board meeting. The motion passed 6-0.

Mr. Kues welcomed all TACO owners in attendance and reminded owners that there would be two openings on the Board during the next election. He then indicated that the actual increase in assessments for 2023 will be 8.3%. He then asked Ms. Olinger if any owners had officially protested the budget, and she replied that four owners that filed a protest. He then announced that, since there were not a sufficient number of owners protesting the budget, the 2023 budget was ratified.

Mr. Kues announced the resignation of Board member Jerry Kiuttu, who had sold his unit. Mr. Pelizza made a motion, seconded by Mr. Kues, to appoint Andy Laudermilk to the Board to fulfill Mr. Kiuttu's term. The motion passed 6-0. Mr. Kues also pointed out that Mr. Kiuttu was TACO's representative on the Elbert Creek Water Commission. Mr. Neibling

recommended that the Board appoint TACO owner Paul Brown to replace Dr. Kiuttu on the ECWC and summarized Dr. Brown's unique qualifications to serve on the ECWC. Mr. Carey reminded the Board members of the nature and purpose of the ECWC.

Mr. Kues then called upon Mr. Carey to give the Financial Report (Attachment 1). He explained that the report represented the year-end financials for the Association and mentioned that several items in the budget, including employee compensation, will be experiencing increases in 2023 because of inflation, citing examples of positions that TACO has had difficulty filling because candidates have been unwilling to accept the jobs at previous wage levels.

Mr. Kues then asked Ms. Coleman to give the Property Report (Attachment 2).

Mr. Neibling reminded the Board members that a TACO Board Candidate Academy had been held last summer, prior to the Board election in September, but that he intended to offer the Academy earlier in the year in 2023 in order to give owners who were considering running for the Board a chance to attend the Academy prior to the deadline for applications. The current plan is to offer the Academy in March or April.

Mr. Kues mentioned that the Board was interested in making a few changes to the Contractor's Policy, including provisions prohibiting the tampering with the utilities or fire suppression equipment in any unit and requiring owners and contractors to adhere to La Plata County Building Code for the addition of any lofts to a unit.

Mr. Kues then mentioned to the Board members that two owners had indicated a desire to address the Board on a matter of concern to them and called upon Dan Noonan, owner of Unit 728, and Mandy Magill, owner of Unit 711, to speak. Both owners said that they thought that it would be a good idea for the Board to form a committee, comprised of owners representing various locations of units at Tamarron, as well as various purposes of ownership, to advise the Board in the development of the budget.

Mr. Kues then made a motion, seconded by Mr. Pelizza, to adjourn the meeting. The meeting was adjourned at 11:35 a.m.

Respectfully submitted,

John Neibling, Secretary  
TACO Executive Board