



Association of Condominium Owners

**Executive Board Meeting
Saturday, February 1, 2025
Lodge Conference Room**

Minutes

Board members present: Joe Carey, Treasurer; Scott Gillen; Mark Pelizza

Board members present via Zoom: Stacey Lanius, President; Cheryl Ter Haar, Vice president; Greg Collins, Secretary; Chad Watts

Staff present: Gary Prisby; Allisa Oliger (via Zoom); Bobby Schurman, BHP

Guests: Cory Heron, Glacier Club Landscape Manager; Rob Farino, La Plata County Emergency Management Agency

A meeting of the Executive Board of the Tamarron Association of Condominium Owners was held on Saturday, February 1, 2025, at 8:00 AM MST in the Lodge conference room, the President and Secretary being present via Zoom.

President Lanius called the meeting to order at 8:01 MST. She then passed the meeting to Secretary Collins who certified that the Board was properly noticed and a quorum was present. Ms. Lanius then made a motion to approve the minutes of the November 23, 2024 Board meeting, seconded by Mr. Gillen. The motion was approved by a vote of 6-0, with Mr. Watts in an airport and unavailable to vote.

President Lanius then passed the meeting to Bobby Schurman of BHP for the property report. Mr. Schurman first introduced Rob Farino from the La Plata County Emergency Management Agency, who explained emergency alert and evacuation procedures in the event of a wildfire in the area. On April 22nd they will hold a Community Awareness Workshop at the La Plata County fairgrounds. On April 23rd they will be conducting a practice evacuation in Rockwood, Glacier Club, and Tamarron for what is being called the "Rockwood Fire". Mr. Farino encouraged owners to sign up for La Plata County Code Red to receive alerts (a link is provided in the "Other News" section of the News & Events page of the TACO website.) Owners are also encouraged to keep some sort of official document with them that links them to their property in order to obtain a Rapid Tag. (Owners can view Mr. Farino's entire presentation from the 0:03:02 mark to the 00:21:25 mark of the meeting video.)

Mr. Schurman then introduced Cory Heron, Landscape Manager for Glacier Club, who outlined the collaborative efforts between Glacier Club, Tamarron, and Rockwood

with regard to tree health and fire mitigation. Mr. Heron said that Glacier Club had applied for a grant which would include a large-scale wood chipper which would be available for Tamarron to use in our fire mitigation efforts. In 2025, Glacier Club will be teaming up with the Colorado State Forest Service to develop a plan for all forest and common areas in Glacier, which would benefit Tamarron by improving overall forest health and reducing beetle activity. (Owners can view Mr. Heron's entire presentation from the 00:21:30 mark to the 00:33:00 mark of the meeting video.)

Ms. Lanius then reported that there were no owner objections to the 2025 budget, and so the budget was ratified.

She then passed the meeting to Treasurer Joe Carey and Business Manager Allisa Olinger for the financial report. Mr. Carey gave a rundown of the balance sheet as of December 31, 2024. In particular, Mr. Carey spoke about the reasons for being over budget in our legal expenses (fire/safety systems upgrade contract; new rulings by the Colorado legislature regarding collection of overdue assessments; vote to sell unit 110; special assessments for the sewer and roofs; etc.) He also spoke about being over budget on our fire mitigation efforts, with context being provided by Bobby Schurman. In the end, these overruns will be offset by being significantly under budget in snow removal.

During his presentation, Mr. Carey introduced Jon Mills of Edward Jones Investments to explain the investment practice and strategy of our reserve accounts. Mr. Mills explained that he and Mr. Carey are looking into shifting some of our reserves from high liquidity to higher income investments.

Ms. Lanius then turned the meeting over to Vice-president Cheryl Ter Haar for an update on the lock project. Ms. Ter Haar reported that the Z-wave locks had arrived, and installation would begin on Monday, reminding owners to read the recent e-mails explaining how the Z-wave locks and Onity locks would be configured. She also said that we are still waiting on the keypad locks without the Z-wave module (Option 3).

Ms. Ter Haar then gave an update on the smoke alarm/fire safety project, saying that new smoke alarms have been installed in all the units, completing the first phase of the project. We are now working on a reconciliation with Durango Electric over various charges before moving forward with the next phase.

Ms. Lanius then gave a brief Rules & Regulations report. Two violations are being tracked: one for disruptive behavior and one for a dog issue.

An owner raised a question regarding any change in the reserved parking policy. Ms. Lanius explained that the Fair Housing Act requires exceptions to our policy under certain circumstances.

Ms. Ter Haar then gave a report from the Architectural Review Committee. She made a request to streamline the approval process for certain common requests, in particular window replacement, installation of a storm door, and replacement of outdoor lighting. The Board voted 7-0 that the first two items can be streamlined and postponed a decision on the lighting replacement issue.

Discussion then turned to the question of Ring and/or Google doorbells with cameras. This would only be in outlying areas. After discussion, the Board voted 7-0 to approve these but only in the earth or brown tones.

Ms. Ter Haar then presented an ARC request from Unit 726 to approve a window opening on the north side of their deck. She then made a motion to approve this request, seconded by Mr. Gillen. After a considerable amount of discussion, the Board voted 5-1-1 to approve, with Mr. Pelizza voting no and Mr. Watts abstaining.

President Lanius then briefly spoke about a new HOA software platform that the Board is considering adopting which should, among other things, streamline communications within the HOA.

The Board then went into Executive Session to discuss confidential matters. Upon return to the regular session, President Lanius made a motion, seconded by Ms. Ter Haar, to move ahead with liens on two units that were delinquent in paying their assessments. The vote passed by a vote of 7-0.

Ms. Lanius then made a motion to adjourn the meeting, seconded by Mr. Pelizza and approved 7-0.

Respectfully submitted,

Greg Collins, Secretary
TACO Executive Board