Tamarron

Association of Condominium Owners

Executive Board Meeting
Friday, January 30, 2026 @ 8:00 AM
Lodge Conference Room

Minutes

Board members present: Stacey Lanius, President

Board members present via live teleconference: Joe Carey, Treasurer; Greg Collins, Secretary; Cheryl Ter Haar, Vice President; Chad Watts; Scott Gillen; Tricia Layfield

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

Guests: Andy Van Gilder, USI Insurance

A meeting of the Executive Board of the Tamarron Association of Condominium Owners was held on Friday, January 30, 2026, at 8:00 AM in the Lodge conference room, the President being in the chair and the Secretary being present via Zoom.

President Lanius called the meeting to order at 8:03 AM. Secretary Collins certified that the meeting was properly noticed and that a quorum was present. He then called for approval of the minutes of the meeting of November 15th. The minutes were approved by a vote of 7-0.

Ms. Lanius then introduced Andy Van Gilder from USI, TACO's insurance company. Mr. Van Gilder then gave a PowerPoint presentation (Attachment 1) showing where the insurance market is now and where it seems to be heading. He noted that Colorado is one of the worst 2 or 3 states for property insurance due to the combination of convective storms, hail, and wildfire. He also noted that Tamarron has fairly favorable fire scores relative to most mountain areas, due in no small part to the combined fire mitigation efforts of Tamarron, Glacier Club, and Rockwood. Questions were then asked regarding the financial impact of having short-term rentals at Tamarron. Mr. Van Gilder explained that, while STR's have some impact on the property side, their greater impact is on the liability side of our premiums. He then addressed a question from Ms. Lanius regarding the layering of carriers with regard to our coverage.

Ms. Lanius then opened a discussion regarding the short-term rental program. She noted in particular that in 2018-2019 we were in the 6,000+ range for rental room nights, but that jumped to 10,000+ with the onset of Covid. It appears that has not shown any significant decrease since then, and there have been complaints regarding guests' and housekeepers' behavior. Owners are reminded that, if they suspect any illegal activity in a unit, the proper course of action is to call the police. TACO staff do not get involved in such matters. She then said that a committee would be formed to look at these issues, and a survey would be sent to owners in the near future. Mr. Gillen voiced his support for a balanced survey and a method of tracking rules infractions by STR's.

Ms. Lanius then announced that, absent the required 67% objection to the proposed 2026 budget, it automatically became ratified.

Mr. Carey then proceeded to give the financial report, beginning with a short explanation of how this report differs from past reports due to some differences in the accounting system in Buildium. He noted that the 2024 audit is still being worked on. Under "Operations" he explained that some accounts will be under budget (for instance A/N 629), while others will appear over budget. This is due to a greater breakdown of the work performed by BHP. The total Operations expenses are significantly over budget, but he feels we have a much better handle on this going into 2026. All of the utilities are at or somewhat under budget, with the exception of water. This was due to an outdated irrigation system; this is being addressed by installing new "smart" irrigation controls throughout the property. Lastly, Mr. Carey explained that the reduction in the Reserve Fund balance was a payment to the roof project which was completed in 2025. There were no questions asked following Mr. Carey's report.

Owner and Edward Jones rep, Jon Mills, then gave a short presentation regarding the investment of our reserve funds. We have been able to experience an approximate return of 4% year-over-year for the past several years, while maintaining high liquidity and low risk. Barring any rate cuts in 2026, he expects more of the same this year.

Ms. Ter Haar then gave the ARC report. She stressed the need for all owners doing remodels to submit their plans to the ARC so that we can have ongoing records of all work done in units. Many, if not most, remodels would not require a formal ARC request, unless there is penetration to the exterior or structural work is to be done in the interior. All of the required documents can be found in Buildium by going to Documents and opening the Architectural Forms folder. Ms. Ter Haar also reminded owners that only 2 doorbells have been approved by the Board, and Bobby Schurman has all the information on those. In response to a question from Mr. Carey, she said that changing a toilet or water heater, for instance, is common maintenance and does not require a Scope of Work or submission to ARC. In response to a question from an owner, she said that all the fees charged by TACO for remodel work are outlined in our documents.

Ms. Lanius then asked Bobby Schurman from BHP to give the property report. Mr. Schurman said:

Work continued through the fall on the riser closets to make sure there would be no freezing issues over the winter.

Owner-related work orders have experienced an increase, meaning that owners are availing themselves of BHP's expertise and services.

Big Cat Plumbing will be here in the spring to line the horizontal drain lines in Pinecone. When finished, they will camera the lines in Gamble Oak to determine their condition.

We are working with Fox Valley Fire Protection on a project to replace all the sprinkler heads on property, starting in the Lodge this summer/fall. Many heads are 25+ years old.

Lastly, Mr. Schurman reminded owners that we have an ongoing project to replace angle stops (shutoff valves) to water fixtures which, at the moment, is optional. Mr. Gillen suggested that at some point we may need to make this mandatory, considering the potential risk to adjoining units and TACO infrastructure in the event of a failure.

Ms. Lanius reminded owners that maintenance charges are billed directly to owners by BHP, and owners should pay those charges to BHP directly.

Ms. Lanius then asked Mr. Schurman to address the subject of the potential remodel and expansion of the current office space, especially in light of the potential move by Sotheby's office to the front lobby sitting area. This would benefit Sotheby's as well as provide a much better work space for the TACO staff. There was also discussion regarding the potential construction of a mail room/parcel locker space in the lobby area, particularly if the existing fireplace and handicap elevator were removed. Owners are strongly urged to monitor their tracking numbers so that they know when a package has been delivered either to their front door or the parcel space in the Lodge lobby.

Ms. Lanius then made a motion to adjourn the meeting. The motion was approved by a vote of 7-0, and the meeting was adjourned at 9:53 AM.

Respectfully submitted,

Greg Collins, Secretary
TACO Executive Board