

Tamarron Association of Condominium Owners
Executive Board Meeting
January 28, 2022

Minutes

Board members present: President Rick Kues, Secretary John Neibling

Board members present via live video-conference: Vice President Greg Collins, Jerry Kiuttu, Stacey Lanius, Ron MacLennan, and Kathy Puglise

Officers present: Treasurer Joe Carey

Staff present: Allisa Oliger, Tim Broeren, and Page Coleman

A meeting of the Executive Board of the Tamarron Association of Condominium Owners was held on January 28, 2022, at 8:30 a.m. at the Lodge Conference Room, the President being in the chair and the Secretary being present.

President Kues called the meeting to order at 8:30 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 then asked for approval of the minutes of the last Board meeting and made a motion to approve the minutes. The motion passed 7-0.

Mr. Kues then welcomed all of the owners in attendance via live video-conference. He mentioned that the staff has been dealing with COVID issues that have kept several of them away from work and commended Ms. Oliger for cutting her vacation short in order to return to Tamarron to provide coverage in the office.

He called upon Mr. Carey to give the financial report. Mr. Carey reviewed the year-end financials, using a series of slides for Board members and owners to view (Attachment 1). Mr. Carey noted that there would be some minor revisions to the expenditure column to account for a few 2021 expenses yet to be paid. He also reminded the Board members that the budget had been sent out to all owners in December with a letter referring them to Section 10.3 of the by-laws and asked owners in attendance if any of them had any objections to the 2022 budget that the Board approved on November 19, 2021. Having received no objections prior to the meeting or at the meeting, Mr. Carey, on behalf of the Board, announced that the budget was ratified.

Mr. Kues then presented a request from the owners of Pine Cone Unit 827 to install a new window and a mini split air conditioning unit and made a motion, seconded by Ms. Puglise, to approve the request. The motion passed 7-0. He also presented a request from the owners of Pine Cone Unit 820 to install a similar window and made a motion, seconded by Ms. Lanius, to approve the request. Mr. Neibling asked if owners requesting such

changes still signed a document indicating that they understood that, if the request were approved, they accepted financial responsibility for the maintenance and repair of the alternation in the unit. He was assured by Mr. Broeren that owners understand that they are responsible for any requested alterations. The motion passed 7-0.

Mr. Kues then called upon past Board president Scott Gillen to update the Board on the negotiation with Glacier Management Associates (GMA) regarding a new water and sewer contract. He reviewed the history of the negotiation with particular attention to the past 18 months. He mentioned and thanked the various members of the committee that worked on the contract, including Joe Carey, Jerry Kiuttu, Eric Tibbetts, and Greg Collins, as well as TACO's water consultant Steve Harris. He also pointed out that the Board had appointed the committee members with him as chair during his term as Board President and ask him to continue on as chair after his term as Board President concluded in order to finalize the negotiations with the Elbert Creek Water Company (ECWC). He explained that GMA created the ECWC to be the company that provides water and sewer services to the entire region and that TACO depends on ECWC for its water supply. He also explained the financing arrangement that GMA has in place for the operation of its water and sewer plants. Dr. Kiuttu, the committee member who reviewed the rate models with the ECWC's rate consultant, commented on the work that the committee had done over the past 18 months, indicating that each of the committee members had devoted hundreds of hours to the work of the committee and that the current agreement incorporates the many changes, favorable to TACO, that were made by GMA in order to conclude the agreement. He indicated that the negotiation has resulted in an agreement that the rate that TACO owners will be paying future will be less than the rate that it is paying currently. He concluded his remarks by commending TACO counsel Ken Golden for his diligence in advising the committee throughout the process. Mr. Gillen then pointed out that the negotiation conducted by TACO, while done to ensure that a permanent agreement was in place between TACO and ECWC, also benefitted all ECWC customers. At the conclusion of remarks by Mr. Gillen, Mr. Kues made a motion, seconded by Dr. Kiuttu,, to approve the new water and sewer contract with GMA and ECWC. The motion passed 7-0.

After the vote, Mr. Golden commented on the contract, saying that the agreement is the result of nearly eight years of negotiation with GMA and reminded the Board that ECWC has an obligation to provide its customers, including TACO, with documents relevant to the contract. He added that a key component of the agreement is its length, which is longer than the previous agreement. He also indicated that the new contract provides protections for TACO owners, particularly with regard to the rates that TACO will be charged for water and sewer services. He further pointed out that the agreement gives TACO the right to request and receive documents from ECWC and that the Board should make such requests on a regular basis. Mr. Kues thanked Mr. Golden for his efforts on behalf of TACO owners. He then asked if there were any other comments from the Board members or owners in attendance. TACO owner and Water and Sewer Committee member Eric Tibbetts suggested that that Board employ a water consultant to monitor the contract and the activities of ECWC.

Mr. Kues then called upon Ms. Coleman to give the rental report. Ms. Coleman shared information that had been provided to her by Ms. Heather Dawson of Vacation Rental Collective (Attachment 2). She also pointed out that TACO has produced a QR code

for every unit. The code will provide owners and renters with easy access to information about Tamarron and the surrounding area.

Mr. Kues then called upon Mr. Broeren to give a property report. Mr. Broeren informed the Board that he has engaged an engineering firm to help guide him in developing a plan to address the plumbing issues in the Lodge building.

Mr. Kues asked owner Mark Pelizza to present a Landscaping Committee report. Mr. Pelizza presented a series of slides (Attachment 3) summarizing the committee's recommendations to the Board. Mr. Kues thanked Mr. Pelizza and the committee members for their efforts and indicated that the Board would take their recommendations under advisement.

Regarding Unfinished Business, Mr. Kues informed the Board that, in preparation for addressing the plumbing issues in the Lodge, there will be an asbestos study conducted. He mentioned that the contractor had asked whether the Board might want to do testing in all TACO buildings. However, the only testing that is currently approved is the testing to be done in the Lodge.

Finally, Mr. Kues asked owner Dan Noonan to explain why he thinks that the Board should appoint a Finance Committee. Mr. Noonan suggested that a Finance Committee, consisting of owners from each of the four complexes could make suggestions to the Board members to assist them in developing the annual budget. He asked if his suggestion for such a committee could be distributed to all TACO owners. Mr. Kues agreed to have Mr. Prisby forward Mr. Noonan's suggestion to all TACO owners and to ask them for their feedback.

Mr. Carey then indicated that he would like to work with TACO counsel to draft a proposed amendment to the Association's Declarations, Covenants, Conditions, and Restrictions (DCCR's). Mr. Kues said that he would inform Ms. Landeryou that Mr. Carey was authorized to work with her on the amendment.

Mr. Kues then informed the owners in attendance that the Board would be going into executive session and that, when it reconvened, it would do so simply to adjourn the regular meeting. The Board reconvened the regular meeting at 12:27 p.m. and promptly adjourned.

Respectfully submitted,

John Neibling, Secretary
TACO Executive Board