



Association of Condominium Owners

**Executive Board Meeting
September 8, 2022**

Minutes

Board members present: President Rick Kues, Vice President Greg Collins, Jerry Kiuttu, John Neibling, and Kathy Puglise

Board members present via live video-conference: Stacey Lanius

Board members absent: Ron McClennan (proxy to President Kues)

Officers present: Treasurer Joe Carey

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

Guests: Gregg Perteet and Anthony Sedler, BHP

A meeting of the Executive Board of the Tamarroon Association of Condominium Owners was held on September 9, 2022, at 10:00 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 10:00 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. Collins, to approve the minutes of the last two Board meetings. The motion passed 7-0.

Mr. Kues gave the President's report. He thanked outgoing Board members Kathy Puglise and Ron McClennan for their service on the Board. He also thanked representatives of BHP for providing maintenance services for the past several months and commended the company on its performance.

Mr. Kues then called on owner Scott Gillen to update the Board members regarding recent changes in federal rules for financing the sale of HOA properties. Mr. Gillen cited the wording of Section 15.1 of the DCCRs as a potential problem since it might be interpreted by agencies such as Fannie Mae and Freddy Mac to indicate that the property was a "condo-hotel," making the sale of TACO units ineligible for funding. He suggested to the Board that it may want to consider deleting or rewriting Section 15.1, perhaps with the help of legal counsel.

Mr. Kues then called upon owner Mark Pelizza, head of the Landscape Committee, to report on the activities of the committee (Attachment 1). Mr. Neibling made a motion, seconded by Mr. Kues, to approve the membership of the committee, including the following owners:

Mark Pelizza, Chair
Rich Wiltz
Dottie Alexander
Mandy Magill
Lynette Thibodeaux
Pat Penton
Margaret Mayer
Greg Collins

The motion passed, 7-0.

Mr. Kues made another motion, seconded by Mr. Collins, to approve the mission statement of the committee. The motion passed, 7-0.

Mr. Kues moved on the Architectural Review Committee report. He informed the Board that the owners of Unit 762 have requested to be allowed to install two second-floor windows (Attachment 2). He made a motion, seconded by Mr. Collins to approve the request. The motion passed, 7-0.

The Board members then reviewed TACO policy regarding owner responsibility for all alterations to TACO units approved by the Board. Mr. Carey made reference to the section of the DCCR's that states that the owner is financially responsible for the maintenance and repair of all alterations made to any TACO unit regardless of when such alterations were made, even if those alterations were made by a previous owner.

Mr. Kues also informed the Board that he had located a storm door that could be made available to owners at High Point who had expressed an interest in them and indicated that they could be installed at Pine Cone and Gambel Oak as well (Attachment 3). He made a motion, seconded by Dr. Kiuttu, to approve the use of the door at TACO. The motion passed, 7-0.

Mr. Kues then reported to the Board members that a TACO owner, who had rented his unit to a renter who brought a dog, has been fined.

Mr. Carey gave the Treasurer's report (Attachment 4). Using a series of slides, he illustrated the Association's current financial position.

Mr. Kues then called upon Page Coleman to give the Property report. Ms. Coleman indicated that BHP had hired Jawn Draper as an IT Specialist.

Mr. Kues then reviewed the Board's policy on the parking of oversized vehicles on TACO property.

Mr. Kues made a motion, seconded by Dr. Kiuttu, to adjourn the meeting. The motion passed, 7-0. The meeting was adjourned at 12:58 p.m.

Respectfully submitted,

John Neibling, Secretary
TACO Executive Board