

June 30, 2023

From: Joe Carey – Tamarron Unit 843

To: Tamarron Association of Condominium Owners

I respectfully submit my candidacy for election to the TACO Board of Directors at the Annual Owners meeting to be held on September 8, 2023. The following is my resume of qualifications for the position.

I purchased my first unit at Tamarron in 1991, a Lodge unit, and subsequently purchased units in Highpoint and Pinecone. I currently own one unit in Pinecone where my wife Sue and I spend about half of our time. I have served our Homeowners Association almost continuously for the past 22 years. In 2003 I was elected to the first of two terms as a Board member. In 2006 the Board elected me President of the HOA and I served in that capacity until I became term limited in 2009. I then became Treasurer of the Association by appointment by the Board. I was appointed to a vacant Board position in 2012 and then ran for and was re-elected to the Board in 2014. The Board again elected me President in 2015 and I served in that capacity until 2017 when my term on the Board ended. Since then, I have served as the appointed Treasurer of TACO.

I am seeking another term on the Board because I see a challenging time ahead of us with major projects to re-roof all our buildings, rapidly increasing costs for all of our budget lines, especially insurance, and environmental/landscaping issues. I feel qualified to help shepherd Tamarron through these challenges.

Some highlights of accomplishments made during my tenure as a Board member, Treasurer and President:

- When I was elected President of the HOA in 2006, we had NO reserve funds in our coffers. I made it a priority to repair that very serious problem and began to promote annual contributions to a reserve fund. This practice has continued under subsequent Boards and officers and as of today we have over \$800,000 in reserve.
- During my term as President of the HOA in 2007 we contracted for and completed the much-needed Lodge Interior Common Area Remodeling Project.
- In 2009 I completed the construction and launch of our first HOA website, www.tamarronhoa.com
- From 2007 through 2009 we completed the process of updating and rewriting our two most important HOA documents, our Bylaws and Declarations/Covenants. This updating was badly needed due to the outdated nature of these documents and new Colorado legislation. The board was strongly advised to proceed with this process by legal counsel. Both of these documents were approved overwhelmingly by a vote of Tamarron Owners.
- From 2007 through 2017 we completed a program of complete exterior remodeling of the entire property. Four separate projects on each of our individual building complexes were completed at a cost of over \$8M with voted approval of the owners of each complex. The positive effect of this program on the beauty and value of our property can't be denied.
- In 2017 we completed an Agreement with Glacier to vacate our long-term lease on the original pool and fitness facilities at the north end of the Lodge building. At that time TACO was facing significant costs to refurbish and repair the existing facilities, up to \$500,000. Under the terms of this Agreement, which will remain in force through 2052, Glacier has completely renovated and remodeled the facility which we have today. The Agreement also provides that all Tamarron owners have an intrinsic right to membership in this facility as well as the Valley Clubhouse and Golf Course through optional membership.

Thank you for your consideration and I hope with the help of your votes to continue to be of service to Tamarron owners in a more significant capacity into the future.

Sincerely,

Joe Carey – TACO Treasurer – Unit 843