



Association of Condominium Owners

**Executive Board Meeting  
November 11, 2022**

**Minutes**

Board members present: President Rick Kues, Scott Gillen, and Mark Pelizza

Board members present via live video-conference: Vice President Greg Collins, Secretary John Neibling, and Jerry Kiuttu.

Board members absent: Stacey Lanius (proxy to Rick Kues)

Officers present: Treasurer Joe Carey

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

Guests: Gregg Perteet and Bobby Schurman, BHP

A meeting of the Executive Board of the Tamarron Association of Condominium Owners was held on November 11, 2022, at 8:30 a.m. at the Lodge Conference Room, the President being in the chair and the Secretary being present via live video-conference.

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 made a motion, seconded by Mr. Collins, to approve the minutes of the last Board meeting. The motion passed 7-0.

Mr. Kues welcomed all TACO owners in attendance and recognized those who were veterans. He referred to the budget workshop that the Board conducted yesterday and added that current economic conditions (i.e. inflation) in the country made the workshop difficult. He also introduced the two BHP employees in attendance.

Mr. Kues then called upon Mr. Carey to present the proposed budget for 2023. Mr. Carey indicated that usually the Association has a significant cash carry-over from year to year, but that this year, because of the unexpected rise of inflation, there is no carry-over. He explained that this situation has resulted in a proposed average increase

in owner assessments for next year of 8.3%, the largest annual increase in recent years. Mr. Kues made a motion, seconded by Mr. Gillen, to approve the 2023 budget. The motion passed 7-0.

Citing recent legislation passed by the Colorado Legislature, Mr. Kues indicated that TACO needs to make changes in certain of its procedures. Since the changes are the result legislation recently passed by the state legislature, they will not be submitted to TACO owners for a vote. The legislation requires changes in the way the Board may impose fines and collect delinquent owner assessments. Since all Colorado HOA documents are required to conform with Colorado law, the Board has adopted the amended procedures, the language for which was drafted by TACO counsel, Christine Landeryou. Although the Board did not originate these changes, it felt that it should vote to adopt them. Therefore, Mr. Kues made a motion, seconded by Mr. Gillen, to approve the changes. The motion passed 7-0.

Next, Mr. Kues made a motion, seconded by Mr. Collins, to approve a contract with BHP, the company that was hired earlier this year, on a temporary basis, to provide maintenance services at Tamarron. The motion passed 7-0.

Mr. Kues then explained to the Board members that Todd Beckstead, who has audited TACO's finances for the past several years, has retired and sold his business to Frederick Zink, a Durango accounting firm. He further explained that the Board had made inquiries to other accounting firms in order to assess the level of interest in becoming TACO's auditor. He told the Board members that he found that the other firms that he contacted either declined to show an interest or offered their services at a much higher cost than Frederick Zink's. He made a motion, seconded by Mr. Gillen, to approve Frederick Zink as TACO's auditor for a fee of \$8700 annually. The motion passed 7-0.

At this point, the Board engaged in a discussion of the possibility of making some changes in TACO's Contractor Policy, in particular the section about interior renovations. A concern has arisen among Board members about renovations in which the fire suppression system were tampered with, as well as renovations in which the telecommunications and iWorks systems were tampered with. Since owners must be given notice of the Board's intent to make changes to TACO policies, the Board intends to have changes to the Contractor Policy on the agenda at the next regular Board meeting. He also mentioned that the Renters Policy also needs some revisions pertaining to background checks on short-term renters and the obsolete Lessors Committee.

Mr. Kues then made a motion, seconded by Dr. Kiuttu, to adjourn the meeting. The meeting was adjourned at 9:47 a.m.

Respectfully submitted,

John Neibling, Secretary  
TACO Executive Board