

July 1, 2021

To: Taco Owners

RE: TP Larkin, Board of Directors Candidate for 2021

Welcome, to so many new Tamarron owners, and hello to the owners I've had the pleasure to meet over our years together.

My name is TP Larkin, I've been a Tamarron owner for many years, and have a solid lay of the land, via Durango proper and the Tamarron/Glacier community as it has evolved. I feel well positioned to add to, or enhance, our existing amenities, as we move forward in our joined ownership. I'm excited to work with our new Board and maintenance department/operations staff.

I am asking you to vote to elect me as a keen listener within our Tamarron community's needs and ideas, and a positive, influential member of your Board of Directors in our 2021 election.

I'll keep my thoughts concise, as I respect your time in considering me as a candidate.

Lifestyle improvements that I'd like to propose be explored:

Covered parking, additional on-site storage, possible garages, more robust on-site recycling, natural gas grills, solar/wind energy, Tamarron sponsored events ie: travel, ski club, golf, river/hiking trips, mushrooming/cooking class (as a group to build community and attain better rates), Glacier relations

My History:

General Contractor 30+ years

I specialize in Associations, Planned Communities and Complex Condominium Associations

- Cambridge on the Lake, Buffalo Grove, IL - A 180 owner, planned community where I am currently re-constructing a \$200,000 community pedestrian bridge between two ponds, working with structural engineers, environmentalists, the Association, and all subs to build an accessible bridge within budget and time constraints.
- Bell Oaks Condominium Association, Chicago, IL – An urban Chicago Association consisting of 48 condos in a 4-story, elevator building, needing a variety of upgrades to include roof, windows, sewers, overhead/suspended concrete walkways, waste maintenance upgrade, drainage upgrade
- George Court Condominium Association, Chicago, IL – A high-end, urban, five-tiered, 90 unit condominium high-rise. Managed all aspects of, and completed a 10,000 square foot roof replacement, topped with a 60' x 100' deck.
- Snowfox Condominium Association, Vail, Colorado - In 2020, from Chicago, researched and installed a new elevator, using my past elevator replacement experience, with the help of a local management employee. Collected bids from four major elevator suppliers, reviewed and negotiated bids, and ultimately saved the Association \$40,000 on the final pricing.
- Tamarron - I brought a new insurance company to the table to allow our Board the opportunity to negotiate a comprehensive insurance policy that saved \$60,000 in premiums for the Association
- Tamarron - I investigated water and electrical usage and reported findings to the Board to make positive change and save on erroneous expenses.
- Tamarron - I personally researched, planned, financed and hired an architectural and engineering firm to help me design and build the first gable for my home in Gamble Oak. Many comprehensive presentations were made to our Board and Management throughout the process to attain final

approval. We now have over a dozen homes that have taken advantage of my design and improved their views, natural light and home values greatly.

I am an avid skier/kayaker/ and I “play at” golf. I’m totally committed to this property and all of the beauty and benefits that it offers. If you choose to elect me, I will accept this position with a total commitment to enhance property values and our day-to-day, collective, Tamarron lifestyle. I will do this by working shoulder-to-shoulder with my fellow Board members, and our staff, with a keen ear to all of our owners’ input.

I’m planning to be on property mid-August through September, I welcome you to stop by our home to have a conversation, or to simply give me a call at 312.505.0556. If elected, I will be available to all owners to listen to concerns and fresh ideas to better our community. I believe that open, honest communication is the foundation for cohesive change. I welcome your conversation and your vote.

Respectfully,

TP Larkin
Gamble Oak 706/705
312.505.0556