

# **TAMARRON ASSOCIATION OF CONDOMINIUM OWNERS**

## **Annual Meeting**

**September 11, 2020, 10am**

### **Meeting Held On-Line From the Lodge ConferenceCenter**

#### **Minutes - Unapproved**

President Scott Gillen called the meeting to order at 10:04am and welcomed everyone on-line. Secretary Ron MacLennan verified the meeting was properly noticed with a mail out to each owner, notification on the TACO webpage and posting of the meeting announcement at the Lodge.

Mr. MacLennan also provided Certification of a Quorum with over 132 ballots returned for the Board election prior to September 11, 2020.

Mr. MacLennan then requested approval of the Minutes from the last Annual Meeting held on September 6, 2019. Mr. Tibbetts made a motion to accept the minutes as presented with a second from Mr. Collins. The motion passed 7/0.

President Gillen requested a moment of silence in recognition of the anniversary of the 911 Terrorist Event. President Gillen then commented on the past year and issues involved with Covid-19. President Gillen thanked the owners, tenants and staff at Tamarron for being flexible during these unprecedented times. President Gillen reminded everyone that today is Election Day and ballots need to be turned in. A total of 173 ballots have been received.

President Gillen introduced Allisa Oliger and Tim Broeren. Allisa will oversee the administrative operations and Tim will be responsible for maintenance operations. Tim is working on automating much of the maintenance service areas for better customer service and record keeping.

Tommy Meadows, Elliot Meadows and Associates, provided the financial report (see attached) -

Finances are in good shape.

The rental program is robust even with a two month closure due to Covid-19.

Summer rentals were for longer periods as more people drove than flew.

The Operating and Capital accounts are on track and within margins.

The Permanent Reserve account is down slightly due to replacing both elevator components at the Lodge.

Cash on hand is just over \$1.2 million.

Todd Beckstead, accountant and CPA, reviewed the most recent audit of the financial statements for Tamarron. A full audit is completed every other year. The 2019 audit showed no issues and clearly supports the finances associated with the operations. The audit report is posted on the Tamarron webpage.

Julie Houston and Julee Glynn provided a report on the real estate market -  
Strongest sales ever with 46 units closed on and 16 on contract.  
28 new owners paid cash and 16 financed.  
Most new owners are not renting and prefer to use their units personally.  
Finance questions (new and re-fi) can be sent to President Gillen.

Brook and Terry Penquite presented a report on the restaurant operations –  
The name of the restaurant will be Base Camp.  
Licenses are being obtained for a mid December opening.  
The food will be plant based and gluten free.  
A small market will also be in operation with Grab and Go service.

President Gillen provided an overview on the recent DDCR Bylaws change allowing for the use of electronic ballots for increased efficiency.

President Gillen called for any outstanding ballots. Nominations from the floor were also asked for. A 25 minute break was taken for the final tabulation of ballots.

A question was asked by an owner about the use of solar shingles for the Lodge roof replacement. President Gillen responded this was under review.

The use of Tamarron dumpsters by outside unauthorized persons continue. This activity should be photographed if possible. Mr. Carey will speak with the person responsible.

Landscaping issues at the Lodge were discussed. Irrigation issues site-wide are under review.

Tyler Steele from Elliot Meadows and Associates announced the election results of 167 valid ballots with two abstentions. Mr. Kues and Mr. Collins were re-elected.

With no further business, a motion to adjourn was made by Mr. Collins and seconded by Mr. Kues at 11:45am. The motion passed 7/0.

# TAMARRON ASSOCIATION OF CONDOMINIUM OWNERS

## ANNUAL MEETING

September 11, 2020

**This meeting will be held *online only* via GoToMeeting.**

## TENTATIVE AGENDA

Welcome	Scott Gillen
Proof of Notice of Meeting and Certification of Quorum	Ron MacLennan
Approval of Minutes of September 6, 2019 Annual Meeting	Ron MacLennan
Committee Reports	
Financial Report	Joe Carey
Committee Reports	Board Members
Real Estate Report	Julie Houston
Election of Board of Directors	
<ul style="list-style-type: none"><li>• Election Procedures</li><li>• Call for the Ballot<ul style="list-style-type: none"><li>○ Call for Nominations from the Floor</li><li>○ Call for Closing of Nominations and Ballots Cast</li></ul></li></ul>	
Unfinished Business	
New Business	
Election Results	
Adjournment	

## **PROPOSED CHANGE TO THE TACO BYLAWS**

The following proposed change to the TACO Bylaws will be discussed during the Executive Board Meeting on September 10, 2020. All owners are invited to submit comments to the Board members before or during the meeting.

See the current TACO Bylaws at <https://www.tamarronhoa.com/hoa-documents>

**Section 3.12 Electronic or Email Voting.** Voting by written ballot as described in Section 3.11 above shall also include voting by electronic means or by way of email. The Executive Board or its designated agent may email a form of ballot to the last known email address of record of the Owner certified to vote or the Executive Board may send an Owner a link to an electronic voting site. The emailed ballot or electronic ballot shall comply with Section 3.11 (a) through (d), as applicable. In order to ensure that ballots are secret, the Owner will be directed to email or otherwise return their ballot response to a designated neutral third party. Electronic signatures, email signatures or an affirmation by the Owner in the return response email that they are the Owner of the ballot response may be relied upon and may be counted as a valid ballot unless the ballot is otherwise rejected by the Secretary or other officer or agent authorized to tabulate votes by the Executive Board. Results of votes shall be reported as required by Section 3.8 (g) above.



**2020 TACO GOLF  
TOURNAMENT  
10:00 a.m.  
September 12, 2020  
Glacier Club Valley  
Course**



Dear Tamarron Owner,

You are cordially invited to participate in the 2020 TACO Golf Scramble Tournament to be held at 10:00 a.m. on the Glacier Club Valley Course on Saturday, September 12<sup>th</sup>. At this time, we are planning on having a shotgun start. However, this may change to tee times depending on the number of participants we have signed up. The tournament is only open to Tamarron owners and their adult family members. Entry fees are as follows and include golf, cart, and prizes.

Glacier Aspen and Alpine Full Golf Members:	\$45
TACO Alpine Social Members:	\$105
Non-Members	\$115

Teams will be drawn at random based on handicap and having one A, B, C and D player per team.

If you are interested in participating in the tournament, please contact Joe Carey at 602-300-4485 or [jcareyaz@earthlink.net](mailto:jcareyaz@earthlink.net)

