



Association of Condominium Owners

**Executive Board Meeting
November 15, 2025
Lodge Conference Room**

Minutes

Board members present: Tricia Layfield

Board members present via live teleconference: Stacey Lanius, president; Greg Collins, secretary; Joe Carey, treasurer; Cheryl Ter Haar, vice president; Scott Gillen; Chad Watts

Staff present: Gary Prisby; Allisa Olinger; Bobby Schurman and Gregg Perteet, BHP

A meeting of the Executive Board of the Tamarron Association of Condominium Owners was held on Saturday, November 15, 2025, at 8:00 AM in the Lodge conference room, the President and Secretary being present via Zoom.

President Lanius called the meeting to order at 8:02 AM and then passed it to Secretary Collins, who certified that the meeting was properly noticed and that a quorum was present. He then called for approval of the minutes of the Board Meeting of September 4th and the Special Board Meeting of September 29th. Ms. Lanius made a motion to approve the minutes, seconded by Ms. Ter Haar. Approval was made by a vote of 7-0.

Ms. Lanius then gave a brief overview of the topics to be discussed in the meeting before turning it over to Ms. Layfield for a Rules & Regs report. Ms. Layfield reported that since June 1st, 32 violations had been logged into Buildium, with all but two being resolved. Parking and pets continued to be the most frequent source of violations. Ring doorbells, clutter on decks, and unsafe guest behavior have also been issues.

Ms. Lanius then gave an insurance report, stating that our overall insurance costs would be going down 10% to 11%, while achieving full property coverage. She also reported that Shadia Ahmad has left USI Insurance, being replaced by Andy Van Gilder, who will be on the agenda for the January 30th Board meeting.

Bobby Schurman then gave the property report:

Fall PM's were completed in those units whose owners opted for the service.

Fox Valley Fire Protection completed testing of the sprinkler/pump systems.

Additional fire mitigation work was done in those areas considered at higher risk.

Additional heat tape was installed on pipes and heaters in riser closets.

The irrigation system has been blown out and winterized.

As an addendum to the property report, Ms. Lanius reported that in 2026 we will be initiating the replacement of sprinkler heads in common areas and in private units. The cost of replacement will be somewhere around \$100 per head.

Treasurer Joe Carey then presented the proposed budget for 2026. While items of particular interest were addressed, Mr. Carey explained that the budget was discussed in much greater detail in the Budget Workshop on November 8th. Owners are strongly encouraged to view the YouTube video of that workshop. After going through the budget, Mr. Carey made a motion to approve the budget as presented, seconded by Ms. Ter Haar. Discussion then followed with input from both owners and Board members. One comment of note came from owner Eric Tibbetts, who suggested that we increase the contribution to capital reserves by buyers of units (currently set at 2 months of base assessments). Mr. Gillen noted that some associations require up to 18 months' worth of assessments at closing. Any change would require a vote to amend the TACO DCCR's.

After a 10-minute break, discussion then centered around the proposed increase in the nightly resort fees (from \$31 to \$45) as well as the monthly administrative fees charged to rental units (from \$60 to \$75), with a PowerPoint presentation by Mr. Gillen. Debate focused on whether and to what extent short-term rentals place a financial burden on the ownership as a whole. Several owners and/or Board members who do not rent their units pointed to increased costs due to Rules & Regs violations, wear and tear on the property, etc. Other owners and/or Board members noted that rental units have long subsidized the restaurant and administrative duties of the staff.

Mr. Carey proposed keeping the increase in the monthly administrative fee at \$75, but reducing the increase in the nightly fee to \$40. He also proposed reducing the snow removal budget figure from \$100,000 to \$80,000.

Following a 10-minute break, Mr. Carey presented the revised budget, keeping the snow removal budget at \$100,000 and the nightly resort fee at \$40. This results in an average increase of 5.4% in assessments. Mr. Carey made a motion to approve the revised budget as presented, seconded by Mr. Gillen. The motion passed by a vote of 6-1, with Mr. Watts opposed. Mr. Carey then explained the process by which the budget would be sent to owners for their review prior to the Board Meeting on January 30, 2026. Per Article 10.1 of the TACO Bylaws, in the absence of an objection by at least 67% of the votes held in the Association, the budget would be deemed ratified.

Under unfinished business, Ms. Lanius explained that TACO would not be replacing the window in unit 101 and special assessing the owner, as the owner has agreed to take that on himself.

Under new business, Ms. Lanius and Mr. Carey explained that the drain lines exiting the buildings in Pinecone are in urgent need of repair. Big Cat Plumbing has given us a figure of \$225,604 to sleeve the lines as was done at the Lodge. This will require a special assessment to the owners in Pinecone, with half due on January 15th and half due on March 15th. The amount of the assessment will be based on a square footage formula. While Big Cat is on property, they will send a camera down the drain lines in Gamble Oak to determine their condition. Mr. Carey made a motion to assess

the owners in Pinecone for the cost of lining the cast iron drain lines on a square footage basis, seconded by Mr. Watts. After a brief discussion, the motion passed 7-0.

Ms. Lanius made a motion to adjourn the meeting, seconded by Mr. Gillen. The motion passed 7-0, and the meeting adjourned at 11:57.

Respectfully submitted,

Greg Collins, Secretary
TACO Executive Board