

Tamarron Association of Condominium Owners
Virtual Executive Board Meeting
November 7th 2020, 8:30am
Minutes – Unapproved

Board Members Present: Vice President Rick Kues, Eric Tibbetts, Greg Collins and Boyd Hodges. President Scott Gillen, Secretary Ron MacLennan and board member Kathy Puglise attended the meeting electronically. The President being in chair and the Secretary being present.

Officers Present: Treasurer Joe Carey. .

President Gillen called the meeting to order at 8:35am. Mr. MacLennan verified a Quorum was present. Mr. MacLennan stated the meeting had been properly noticed including an email sent to all owners. Mr. MacLennan made a motion to accept the minutes from the September Board Meeting, The motion was seconded by Mr. Kues and passed 7/0.

President Gillen provided the following President's Remarks –

The 2021 Budget Workshop went well. Mr. Carey will provide a more detailed overview later in this meeting.

President Gillen expressed his thanks to the owners, tenants, staff and employees for their hard work regarding COVID-19.

President Gillen stated Tamarron had the best rental season ever. People wanted a comfortable and safe place for extended stays in light of the COVID-19 concerns.

President Gillen advised that the real estate market at Tamarron is hot with just 3 units for sale.

President Gillen reviewed the current water negotiations ongoing with Glacier. Issues involving cost tracking, debt maintenance and future cost increases remain under discussion.

President Gillen stated the new restaurant should be opening by mid December. The lease has been signed and an application for a liquor license is underway. Upgrades to the restaurant property are also underway.

Vice President Kues provided the following Architectural Review Committee Report –

Unit #226 is requesting to replace the existing windows. Request approved. The owners were advised to ensure the new windows match the exist windows.

Units #624/625 are requesting to move existing internal fire place as part of a remodeling process. Request approved. Owners advised they are responsible for proper penetration issues at ceiling and roof areas.

Unit 765 is requesting to install a laundry room with a vent for the dryer. Request approved.

Unit 776 is requesting to install a camera on the exterior facing the front door. Request deferred. General discussion by the board occurred with concerns for privacy, use of standards to ensure compliance with installation issues, billing procedures and inclusion of this information in the Rules and Regulations manual. Mr. Broeren will prepare a draft for board review.

Vice President Kues made a motion to approve the new windows in Unit 226, the relocation of the interior fireplace in unit 624/625 and the addition of the dryer vent in Unit 765. A second on the motion was made by Mr. MacLennan. The motion passed 7/0.

Vice President Kues will defer the request for a camera at Unit 776 until a formal policy in Rules and Regulations has been implemented. The camera installation will be subject to operational policies approved for the use of cameras at Tamarron.

Mr. Carey provided the budget report for 2020 and the proposed budget for 2021(see attached) –

Revenues are stable and in some cases ahead of budget. Tamarron is in a good position with a secure budget.

A decrease in the annual insurance policy for Tamarron occurred and resulted in significant savings.

An IRA program will be implemented for the staff and employees to begin in 2021. This upgrade will make Tamarron competitive in the market place and help retain quality personnel.

Several major projects were completed including upgrades to the Lodge elevators. A software management program was purchased for increased efficiency with maintenance requests.

A significant increase will occur in Permanent Reserves contributions to cover upcoming major projects including the Lodge roof and plumbing issues site wide with cast drain iron piping. An increase in the owner's assessments will occur to offset these costs.

Vice President Kues made a motion to accept the proposed budget as presented. The motion was seconded by Mr. Collins. The motion passed 7/0.

Mr. Carey provided an update on the mortgage survey -

Only six owners have not contacted Mr. Carey on their mortgage survey. The project will be turned over to Ms. Oliger.

President Gillen moved the meeting to Executive Session at 11:12am. The Board came out of Executive Session at 11:22am. A motion was made by Vice President Kues to move forward with foreclosure action against a delinquent owner discussed in Executive Session. The motion was seconded by Mr. Tibbetts with a vote of 7/0.

President Gillen made a motion to adjourn. The motion was seconded by Mr. Collins. The motion passed 7/0.

November 4, 2020

Property Operations Program Highlights Presentation to
Tamarron Association of Condominium Owners Board of Directors

- 1. Computerized Maintenance Management System**
 - a. Soft launch with technicians October 10, 2020
 - b. Hard launch November 4, 2020 – No More Paper Work Orders
 - c. Automated billing report generation

- 2. Proactive Plumbing Upgrade Program**
 - a. Lodge Drain Lines and Valves
 - b. Outlier Drain Lines and Valves
 - c. Water Heater Replacement

- 3. Lodge Carpet Replacement**

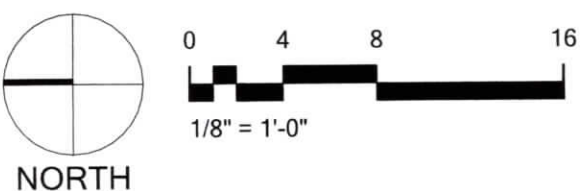
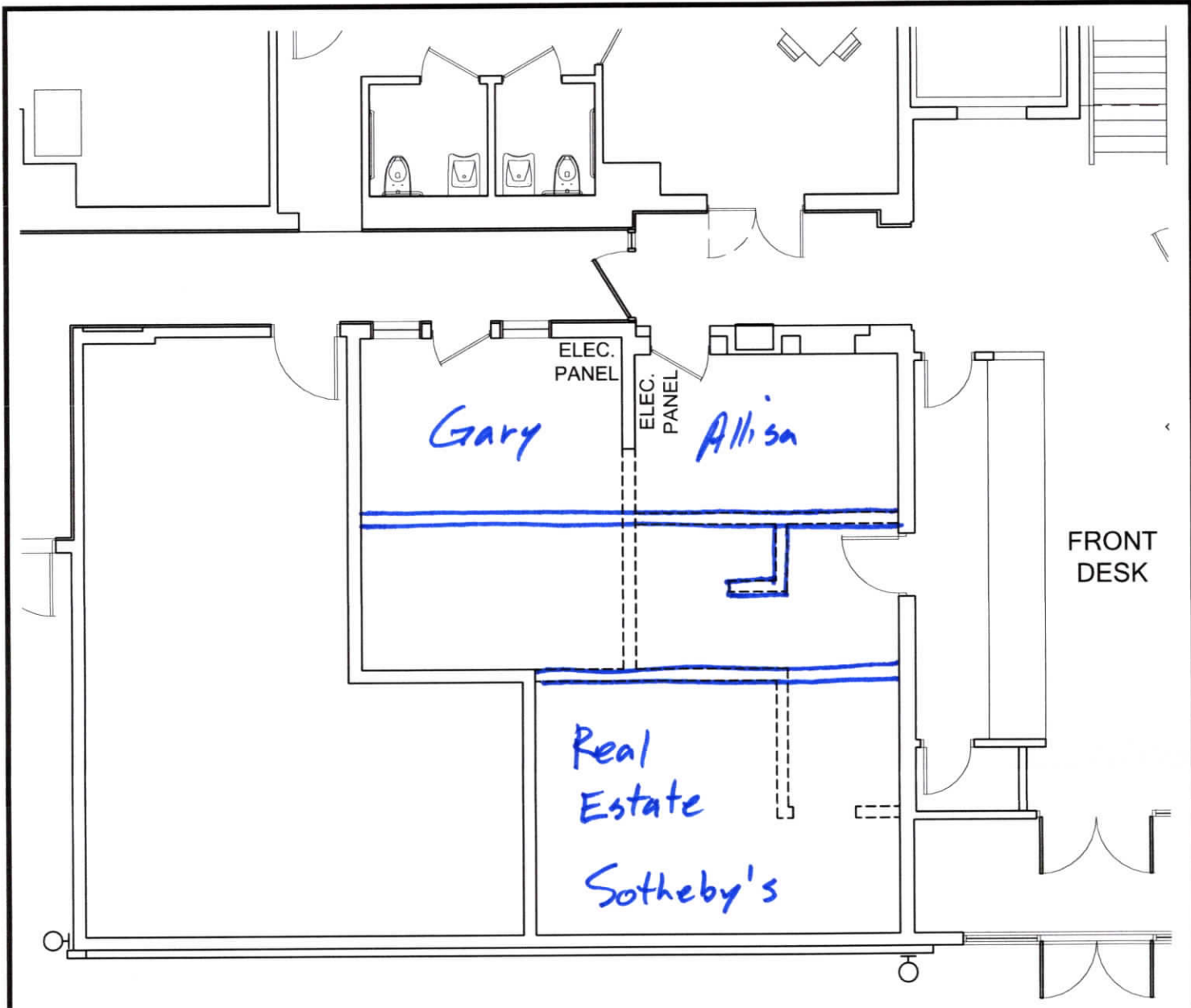
- 4. Place Unit 114 into Rental Pool**
 - a. Install water heater
 - b. Repair finishes
 - c. Furnishings
 - d. Install restroom facilities for Large Meeting Room 115

- 5. Space Utilization – Front Desk, Maintenance Office, North Space**
 - a. Layout for behind Front Desk
 - b. Layout for Maintenance Office/Conference Room
 - c. Layout for North Wood Shop and Tool/Supplies Areas

- 6. Owner Storage Units Program**
 - a. Existing Unit Rental rate increase – 2020 - \$17k. 2021 - \$30k. 2022 - \$38k.
Final rental rate of \$12.00 per sf is still 33% below market rental rates.
 - b. Additional rental units – 2021 - \$4.5k. 2022 - \$6k. Cost of new is \$15k including lights.

- 7. 2021 Landscape Program**
 - a. Planting Beds
 - b. Staffing Strategy
 - c. Improvement Project at North End of Lodge

- 8. T.A.C.O. Trucks** – We need to help stabilize our staff by providing on-site vehicles. This will allow car pooling to and from work. Dependable transportation is a significant concern. Three of our key staff members who live off site are all experiencing incessant car problems which results in no-show and possible separation of employment. One of our senior staff members almost quit in September due to a transmission problem. This cannot be the standard for our program.



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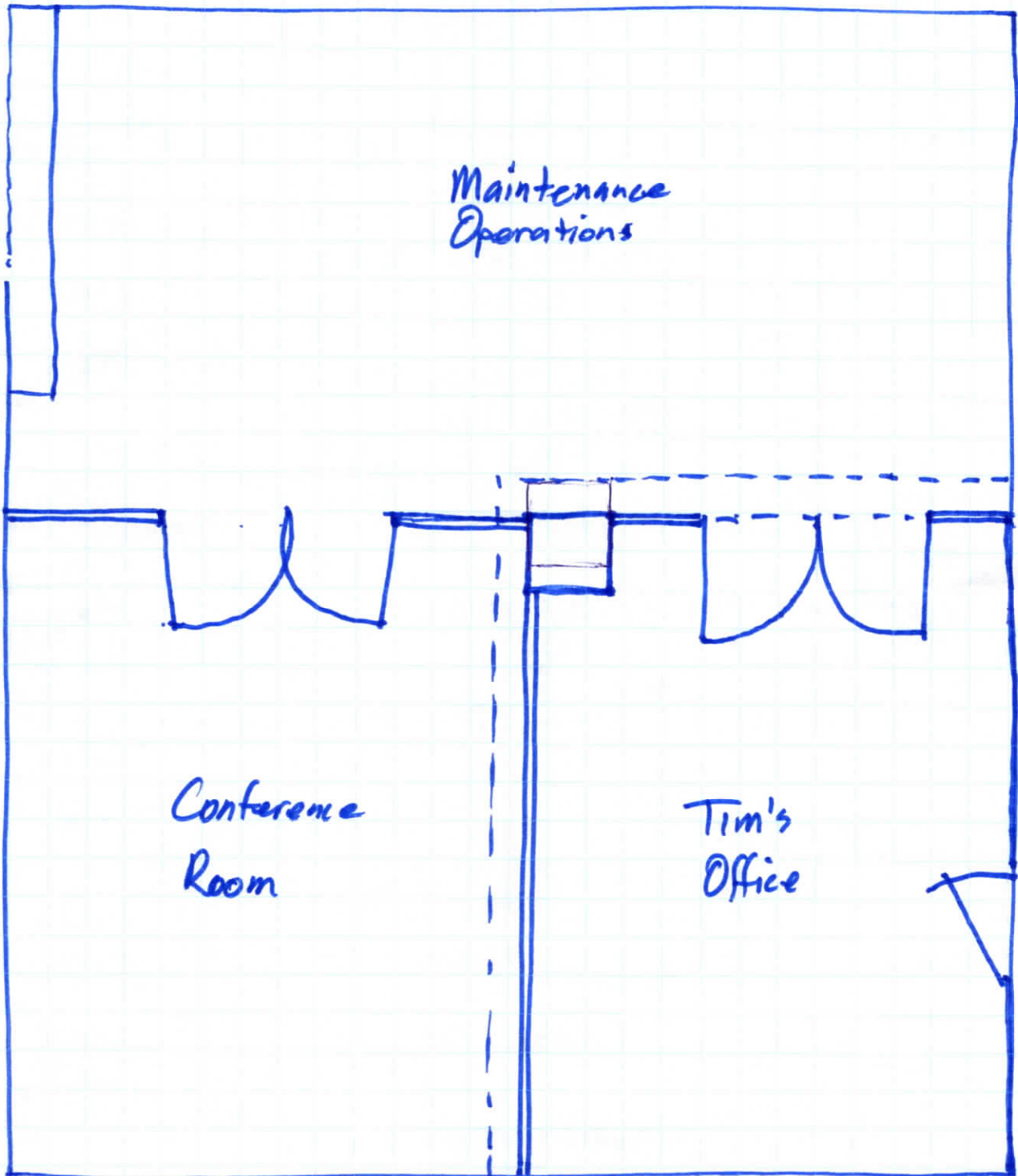
for:
 Tamarron
 Association of
 Condominium
 Owners

**The Lodge at
 Tamarron**
 DURANGO, COLORADO
 OFFICES
 DEMOLITION PLAN

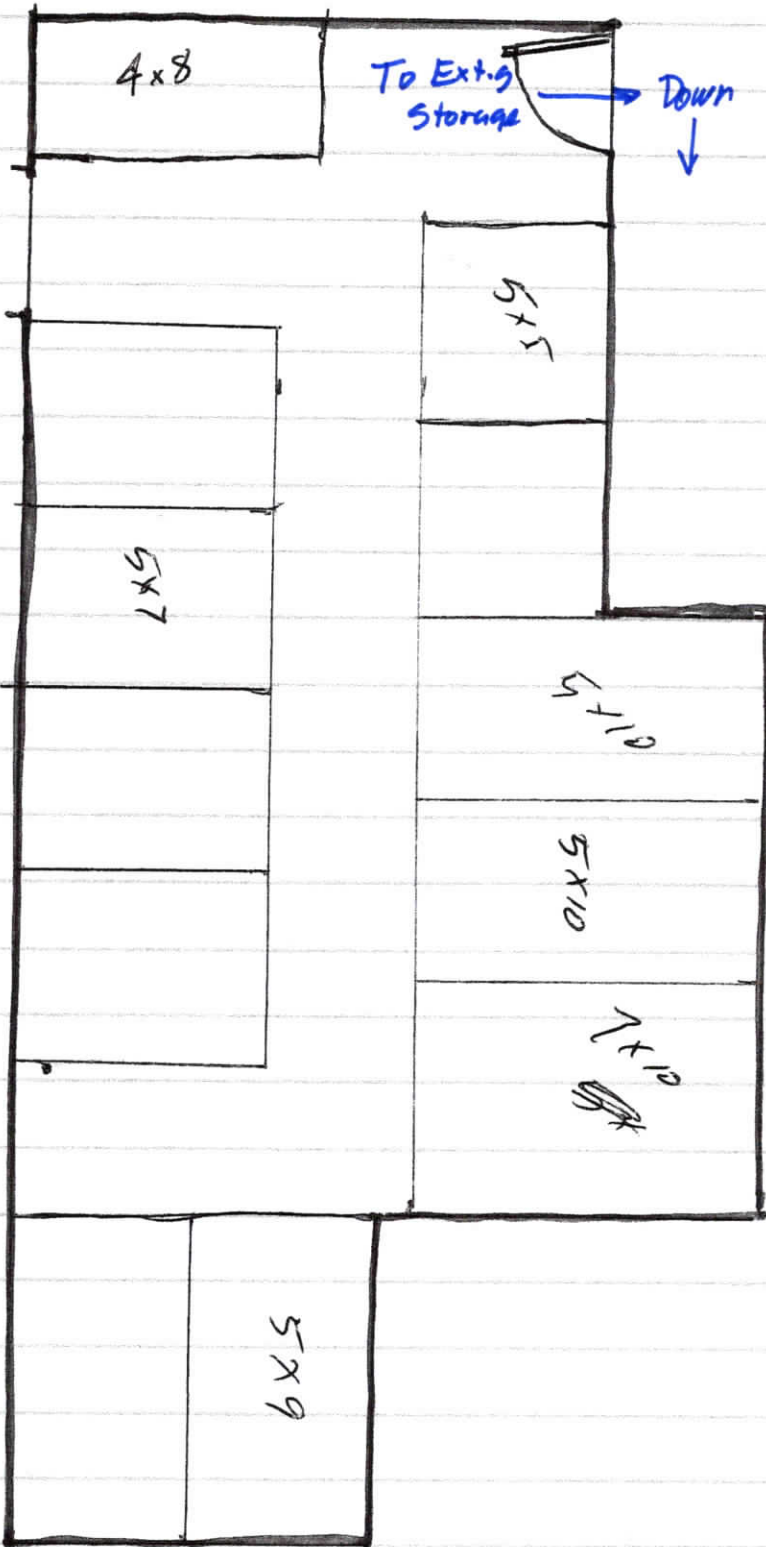
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Nov 4, 2020



Nov 3, 2020



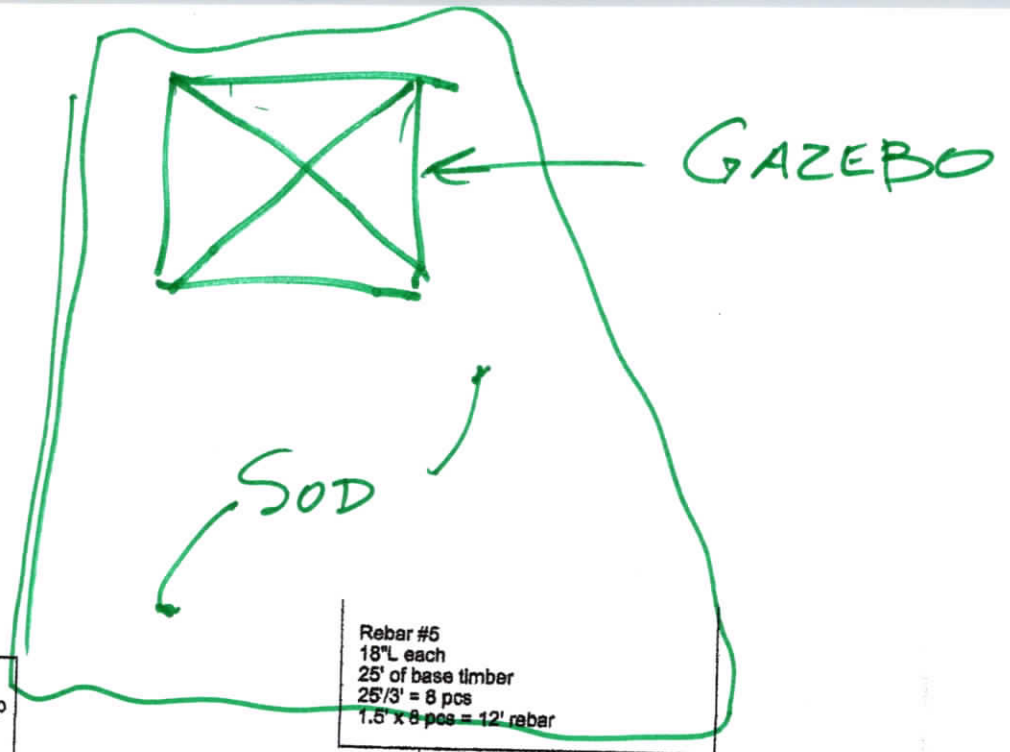
New Owners Storage
2nd Floor @ Lodge

Cost to Build Out \$16k

Annual Rent \$6k

11/5/2020

North End of LODGE



5 Steps 6'w x 17'run
 (4' per runner x 2) + 6' = 14'/step
 Top step + 6'
 (5) 16' timber
 (1/2) 12' timber

Screws 10"
 6 per step
 5 steps x 6 = 30 screws
 Foundation

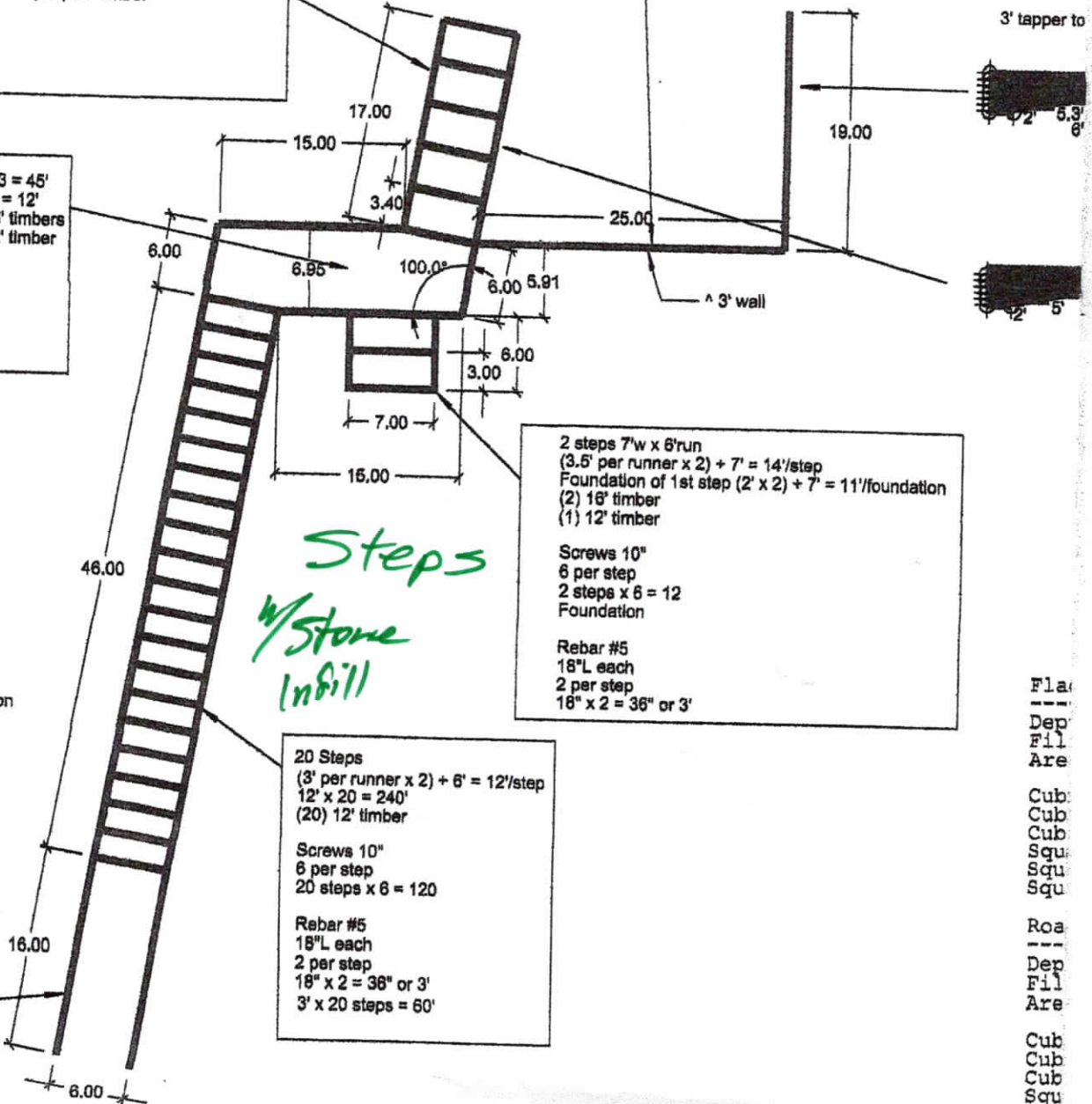
Rebar #5
 18"L each
 25' of base timber
 $25/3 = 8$ pcs
 1.5×8 pcs = 12' rebar

15' x 3 = 45'
 6' x 2 = 12'
 (3) 16' timbers
 (1) 12' timber

Run
 2) + 6' = 14'/step

Step
 1 + 7' = 11'/foundation

Timbers
 pcs
 cs = 16.5' rebar



Steps
 w/stone
 Infill

2 steps 7'w x 6'run
 (3.5' per runner x 2) + 7' = 14'/step
 Foundation of 1st step (2' x 2) + 7' = 11'/foundation
 (2) 16' timber
 (1) 12' timber

Screws 10"
 6 per step
 2 steps x 6 = 12
 Foundation

Rebar #5
 18"L each
 2 per step
 $18" \times 2 = 36"$ or 3'

20 Steps
 (3' per runner x 2) + 6' = 12'/step
 $12' \times 20 = 240'$
 (20) 12' timber

Screws 10"
 6 per step
 20 steps x 6 = 120

Rebar #5
 18"L each
 2 per step
 $18" \times 2 = 36"$ or 3'
 $3' \times 20$ steps = 60'

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