

Gary Gustafson

Candidate for the TACO Board of Directors

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Dear Fellow Tamarron Homeowners,

My name is **Gary Gustafson**, and I respectfully submit my candidacy for the Tamarron Association of Condominium Owners (TACO) Board of Directors.

My wife, Kim, and I discovered Tamarron while exploring the Durango area during our travels throughout the Southwest. We immediately recognized what a special community it was and purchased our first property, Unit 225 in the Lodge. After completing a full renovation of that unit, we purchased our current home, Unit 704 in Gamble Oak, which we also completely remodeled. Since then, we have made Tamarron our permanent home and become deeply invested in the future of our community.

I have renovated three units within Tamarron, three condominiums at The Oaks in Horseshoe Bay, and numerous residential properties through Casa Ventures, the renovation company Kim and I owned and operated in Austin. Those projects provided extensive experience managing budgets, coordinating contractors, overseeing construction projects, and making improvements that protect and enhance long-term property values.

For more than three decades, I owned and operated successful small businesses where I was responsible for every aspect of operations, including budgeting, financial management, strategic planning, customer relations, vendor negotiations, marketing, and personnel management. Operating profitable businesses through changing economic conditions taught me the value of fiscal responsibility, accountability, thoughtful planning, and transparent communication—qualities I believe are essential for effective HOA leadership.

In addition to my business experience, I bring seventeen years of HOA board service. I served on the Board of Directors for the Lakeway Patio Homes Association in Lakeway, Texas, and on the Board of Directors for The Oaks at Horseshoe Bay. More recently, I served on the Tamarron Finance Committee, where I gained firsthand knowledge of our Association's financial operations and introduced the Buildium property management software platform to improve operational efficiency and owner transparency.

Living in Gamble Oak as a full-time resident gives me the opportunity to observe our community throughout the year and understand its day-to-day operations from a resident's perspective. I believe this firsthand experience provides valuable insight into the needs and concerns of homeowners and is an important perspective for a member of the Board.

If elected, my priorities will be to:

- Protect and enhance property values through responsible financial management.
- Promote transparency and open communication with all owners.
- Support thoughtful long-range planning and responsible reserve funding.
- Work collaboratively with fellow Board members, management, and homeowners to make informed, practical decisions that benefit the entire community.

Kim and I chose Tamarron because we wanted more than a vacation destination—we wanted to become part of a community. Serving on the Board would be an opportunity to give back to the place we proudly call home. I would be honored to earn your confidence and respectfully ask for your vote.

Thank you for your consideration and support.

Sincerely,

Gary Gustafson

Unit 704 – Gamble Oak

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Professional Summary

Experienced community leader and fiscal conservative with 17 years of HOA Board service and 33 years as a successful small business owner. Proven expertise in financial management, operational efficiency, board governance, and owner transparency. Full-time Tamarron resident since 2017 with direct knowledge of association operations, including service on the Finance Committee and introduction of the Buildium software platform. Committed to enhancing fiscal responsibility, operational effectiveness, and communication with all owners.

HOA & Community Leadership Experience

Board Member

Lakeway Patio Homes HOA, Lakeway, Texas

2005 – 2017 (12 years)

- Served on the Board of Directors with responsibility for budgeting, reserve planning, vendor management, rule enforcement, and owner relations.
- Oversaw all aspects of financial operations and community governance.

Board Member

The Oaks HOA, Horseshoe Bay, Texas

2010 – 2015 (5 years)

- Served on the Board while owning and managing three rental condominium units.
- Contributed to financial oversight, operational improvements, and long-term planning for the association.

Finance Committee Member

Tamarron Association of Condominium Owners, Durango, Colorado

2022

- Served on the Finance Committee, developing thorough knowledge of current operations and financial practices.
- Researched and introduced the Buildium property management software platform to the Board.
- Advocated for full integration of all association operations onto Buildium to improve efficiency and transparency.

Full-Time Owner/Resident

Tamarron Association of Condominium Owners

2017 – Present

- Active full-time resident with in-depth understanding of community needs and challenges.

- Strong advocate for increased transparency and accountability to all owners.

Business Experience

Founder & Owner

- Road Sounds – 1978–1982
- Greasers 10 Minute Oil Change – 1984–1987
- Audio Dimensions – 1987–1998
- Casa Ventures – 1998–2002
- Audio Video Designs – 2003–2011

(33 years total)

- Founded and successfully operated five businesses.
- Managed all financial functions including budgeting, accounting, cash flow, payroll, and financial reporting.
- Handled daily operations, personnel management, vendor relations, and strategic planning.
- Developed strong skills in cost control, operational efficiency, and team leadership directly applicable to HOA management.

Key Qualifications

- Extensive experience in HOA financial management and governance
- Proven ability to implement technology solutions (Buildium) for improved operations
- Strong advocate for fiscal responsibility and owner transparency
- Skilled in managing people, resolving issues, and balancing stakeholder interests
- Deep, current knowledge of Tamarron operations as a full-time resident