

DRAFT (6/3/22)

**Tamarron Association of Condominium Owners
Executive Board Meeting
May 27, 2022**

Minutes

Board members present: Vice President Greg Collins, Ron MacClennan, Kathy Puglise

Board members present via live video-conference: President Rick Kues,, Jerry Kiuttu, Stacey Lanius,, Secretary John Neibling

Board members absent: Stacey Lanius (proxy to President Kues)

Staff present: Allisa Oliger, Gary Prisby, and Page Coleman

A meeting of the Executive Board of the Tamarron Association of Condominium Owners was held on May 27, 2022, at 8:30 a.m. at the Lodge Conference Room, the President being in the chair and the Secretary being present, both via live video-conference.

President Kues called the meeting to order at 8:30 a.m., and Secretary Neibling certified that there was a quorum present, that the Board members had been properly notified of the meeting, and that owners were notified about the meeting in an email and a posting on the TACO website. The agenda for the meeting was also posted in the lobby of the Lodge and on the TACO website 10 days prior to the meeting. Mr. Neibling made a motion, seconded by Mr. MacClennan, to approve the minutes of the last two Board meetings. The motion passed 7-0.

Mr. Kues then gave a President's Report. He informed the Board that the Landscape Committee, which had been inactive for several years, has been re-established and has made suggestions to the Board for landscaping improvements. He also pointed out that, based on recent sales information, Tamarron property has been selling at a rate of \$466.30/square foot, a considerably higher rate than in the past.

Mr. Kues then called upon Ms. Oliger, TACO General Manager, to present the Financial Report (Attachment 1).

Following the Financial Report, Mr. Kues presented the Architectural Review Committee Report, indicating that there had been two owner requests. The owners of Unit 842 have requested to be allowed to install a window similar to ones approved by the Board in the past. He made a motion, seconded by Mr. Collins, to approve the request. The motion passed 7-0. The owners of Unit 711 requested to be allowed to install a storm door. Mr. Kues made a motion, seconded by Dr. Kiuttu, to approve the request. The motion

passed 7-0. He then mentioned that there were quite a few owners at High Point that are interested in installing storm doors and that he would work with them and report his findings to the Board.

In lieu of a Rental Report, Mr. Kues read an email from Heather Dawson (Attachment 2).

Mr. Kues then presented the Property Report. He informed the Board that Mr. Broeren, TACO Director of Maintenance, had resigned. He also informed the Board that he had posted the position on Indeed.com and had received disappointing results. In order to avoid an interruption of maintenance services, he had, on behalf of the Association, entered into an agreement with a local company, BHP, to provide maintenance services through the month of October.

He then asked Ms. Coleman to review further information about BHP and what it had accomplished since taking over in early May. Ms. Coleman mentioned that, since taking over, BHP has addressed a backlog of unfulfilled work orders and owner requests for maintenance services. She added that BHP has also been working on TACO's irrigation system, including the replacement of broken sprinkler heads. She also informed the Board that TACO owners would see no change in maintenance charges for work done on their units. Finally, she indicated that BHP was working with Glacier on fire suppression, including thinning trees and other vegetation near TACO buildings.

Turning to the Landscaping Committee, Mr Kues asked the Board to approve the membership of the committee (Attachment 3). Mr. Collins then introduced owner Mark Pelizza, the chair of the committee. Mr. Pelizza thanked the Board and the TACO staff for their support and introduced several of the committee members. He also mentioned that the committee's suggested plan is posted on the TACO website. Mr. Kues mentioned that owner Dan Noonan and Mr. Pelizza have been working with Glacier on fire suppression. Mr. Collins then made a motion, seconded by Ms. Puglise, to approve the membership of the committee. The motion passed 7-0.

Regarding the Rules and Regulations Committee, Mr. Kues mentioned that there has been concern about motorists speeding on the roads used to access TACO properties, but he explained that all of the roads in question are owned by Glacier. He then asked Board members to comment on TACO's parking policy of allowing one vehicle per licensed driver per unit with a total limit of two vehicles per unit. He also mentioned that there is a 30-day limit on how long an owner may leave a vehicle in a parking space. He then addressed the issue of charging TACO owners \$10 per day for the use of the oversized parking spaces and suggested that the Board may want to consider changing the policy.

He also informed the Board that it has been brought to his attention that an owner has been offering a unit for rent, indicating that a space that was originally constructed as a storage loft is now being advertised as a bedroom with "steep stairs." He suggested that the Board should address the issue of renovation projects that are in violation of the La Plata County building code, particularly given safety concerns about rental units that might compromise the safety of tenants.

Under Unfinished Business, Mr. Kues mentioned that, through an engineering study, the Board had recently explored the cost of replacing pipes in the Lodge. He reported to the Board that the projected cost was extraordinarily high and that, when compared to the cost of ongoing maintenance and repair, it was not advisable to proceed with the project at this time.

Under New Business, Mr. Kues called upon Mr. Neibling to review two tentative schedules for the upcoming Board election and Annual Owners Meeting (Attachment 4). Mr. Neibling reviewed the proposed schedule for the Annual Meeting and pointed out that there would be a "Save-the-Date" postcard sent out to owners sent out separate from the Owner's Packet, calling owners' attention to the Owners Reception this year.

He also pointed out that there is not a Candidate Q&A on the schedule this year on the day before the Board election. A suggestion was made that such a Q&A might be better offered in July after the owners who want to run for the Board had submitted their letters of intent.

Mr. Neibling then presented an idea regarding the methodology for voting in the Board election this year. He noted that, in the recent vote on amending the DCCR's, most owners voted electronically. He suggested that the Board could stop sending paper ballots to all owners in preparation for the Board election at the Annual Meeting. Instead, he suggested that Mr. Prisby could create a list of owners who wish to continue to vote by paper ballot and encourage all other owners to continue to use electronic voting. Board members expressed general agreement with the idea of encouraging electronic voting, but also making sure that owners who prefer to use a paper ballot be allowed to continue to do so.

Mr. Neibling then presented the idea of conducting a Board Candidate Academy, in the form of a series of four consecutive weekly meetings to be held in the month of July (Attachment 5) via Zoom. Board members expressed their appreciation of the idea and encouraged Mr. Neibling to proceed on a pilot basis. Mr. Neibling thanked the Board members and encouraged them to consider participating in the Academy as panelists for any or all of the meetings.

Mr. Kues then made a motion, seconded by Ms. Puglise, to adjourn the meeting. The motion passed 7-0, and the meeting was adjourned at 9:22 a.m.

Respectfully submitted,

John Neibling, Secretary
TACO Executive Board