



Association of Condominium Owners

**Executive Board Meeting
Thursday, September 4, 2025
Lodge Conference Room**

Minutes

Board members present: President, Stacey Lanius; Vice-president, Cheryl Ter Haar; Treasurer, Joe Carey; Mark Pelizza

Board members present via live teleconference: Greg Collins; Chad Watts; Scott Gillen

Staff present: Allisa Olinger; Gary Prisby

Guests: Bobby Schurman, BHP

A meeting of the Executive Board of the Tamarron Association of Condominium Owners was held on Thursday, September 4th, 2025, in the Lodge conference room, the President being in the chair and the Secretary being present via Zoom.

President Lanius called the meeting to order at 10:00 AM. Secretary Collins certified that the meeting had been properly notice and a quorum was present. Mr. Collins then asked for a vote of approval of the minutes from the May 31st Board Meeting and the July 25th Special Board Meeting. These were both approved by a vote of 7-0.

President Lanius then called on Treasurer, Joe Carey to give the financial report. Mr. Carey explained that this report may appear somewhat different from past financial reports because this is the first report being drawn from our new Buildium software. Mr. Carey then explained:

Reserves have decreased to an expected level due to insurance and other unexpected expenses. The plan is to rebuild reserves to previous levels.

Some discussion centered around the laundry facilities in the guest service centers, and if they are worth the expense incurred in repairs and cleaning.

Administrative expenses are unfavorable to budget, but that was due almost entirely to the fact that two months of insurance premiums are paid in advance.

Operational expenses are unfavorable to budget, but that was due mainly to fire mitigation work, which will qualify TACO for a \$16,000 grant from the State of Colorado.

Total expenses are unfavorable to budget, but that is mainly due to the schedule of insurance premium payments. Mr. Carey expects that that number will be greatly reduced by the end of the year.

Ms. Lanius then gave a Rules & Regulations report. She urged any reports of violations to be reported through Buildium, as it is set up to track violations as required by Colorado law. She also encouraged owners to report violations by guests, as those reports will be forwarded to the unit owners and/or property managers.

Chad Watts then gave an insurance report, saying that we are in the stages of working to get the current 7-8 layers of insurance companies down to a handful. The insurance committee is cautiously optimistic that premiums will decrease by the time of our budget meetings. Mr. Watts gave special notice to the fire mitigation work that has been done, along with the roofing project, in helping to significantly improve our standing in terms of wildfire risk.

Bobby Schurman of BHP then gave the property report:

Work on the fire alarm system in Highpoint has been completed by Durango Electric, meaning that Highpoint now reports to a third-party monitoring company.

Much work has been done regarding cast iron plumbing replacement. Big Cat Plumbing will be coming here in 2026 to give an assessment regarding the cast iron plumbing still in place in the Lodge.

We are in the beginning stages of discussion with Fox Valley Fire regarding sprinkler head testing and replacement.

Extensive work has been done regarding fire mitigation, working with Wildfire Adaptive and Underwood Forestry. In addition to cleaning and raking, nearly 300 gambel oak trees were removed from the west side of Gamble Oak. A dozen pine trees were removed in Pinecone as well. One result of these efforts will be that we will be receiving a rebate from the state of Colorado of just over \$16,000.

We partnered with Glacier Club and Rockwood for two emergency evacuation drills, and we will have two more of these drills next year. Ms. Lanius strongly encouraged owners to get the Watch Duty and Code Red Alert apps on their phones, as these will provide the best information regarding evacuation reports.

We opted out of having Scott's applying their Weed-n-Feed, instead adopting Glacier Clubs 4-step process of spraying and fertilizing.

We have been working on internet issues with Ting, caused in part by multiple power outages on property.

Several owners have contacted the maintenance department regarding the installation of shades on their back decks, especially on the west side of Gamble Oak.

There have been discussions regarding the installation of additional cameras on property, and the feasibility of them going wireless.

Lastly, BHP is looking into maintenance software which would assist in tracking work orders, billing owners, and accurately accounting for time spent on each work order.

Cheryl Ter Haar then gave the architectural review report:

One ARC request was submitted by a Lodge owner to extend the existing loft in his IL unit and replace the spiral staircase with a straight stairway. Ms. Ter Haar made a motion to approve the project, seconded by Mr. Pelizza. The motion was approved by a vote of 7-0.

Ms. Lanius then spent a few minutes reminding owners of the need to set up their accounts in Buildium, as this is the venue through which all HOA business is conducted.

The Board took a short break and then went into Executive Session. Upon returning from the ES, the Board took up 3 motions:

1. Mr. Pelizza moved that the Board approve the updated HR manual, seconded by Ms. Ter Haar. The motion passed 7-0.
2. Ms. Ter Haar moved that TACO place a lien on the unit discussed in Executive Session, seconded by Mr. Pelizza. The motion passed 7-0.
3. Ms. Ter Haar moved that TACO move forward with legal action on the unit already in lien, seconded by Mr. Carey. The motion passed 7-0.

Ms. Lanius then moved to adjourn the meeting, seconded by Ms. Ter Haar. The motion passed 7-0 and the meeting was adjourned at 12:03 PM.

Respectfully submitted,

Greg Collins, Secretary
TACO Executive Board