



**Association of Condominium Owners
Annual Meeting
September 9, 2022**

Minutes

The Annual Meeting of the Tamarron Association of Condominium Owners was held in Prospector Hall of the Valley Golf Clubhouse at 10:00 a.m. on September 9, 2022. TACO Board President Rick Kues called the meeting to order at 10:00 a.m., welcomed all owners in the room and those on Zoom, and previewed the presentations to be made at the meeting.

Secretary John Neibling certified that the meeting was properly noticed in a mailing that was sent to all owners in early August and that the agenda for the meeting was posted on the TACO website and in the Lodge lobby prior to the meeting. He also reported that a quorum was present with over 200 ballots having been received for the Board election prior to the beginning of the meeting. He then made a motion, seconded by owner Bob Frazer, to approve the minutes of the 2021 Annual Owners meeting with one minor correction. The motion passed unanimously.

President Kues acknowledged the service of the two retiring Board members, Ron McClennan and Kathy Puglise and then called on Joe Carey, TACO Treasurer, to make the financial report. Mr. Carey reviewed the Association's current financials, displaying a series of slides (Attachment 1).

Mr. Carey then introduced Mr. Todd Beckstead, the Association's auditor, via a Zoom connection to report the results of his audit of TACO financial operations to the owners (Attachment 2). He announced that he was able to track a sampling of the Association's expenditures to their original documents and found no weaknesses in TACO's accounting and financial practices.

Mr. Kues called on Ms. Jennifer Wade of American Family Insurance in Durango, which provides insurance coverage of TACO's buildings, to present relevant information about AMFAM's coverage (Attachment 3). Ms. Wade explained that, recently, there have been significant changes in the insurance industry, in particular among companies that provide coverage for condominium properties like TACO. She informed TACO owners that many such companies have made the decision to exit the market, but that AMFAM is staying in the market. She did indicate, however, that there would be a rate hike. She also mentioned that AMFAM was going to make a change in the way that TACO's deductible would be assessed in case of a loss. At present, it is \$10,000 per occurrence for the entire property. Henceforth, it will be \$10,000 per occurrence per building. The change represents a change in TACO's liability, in case of a total loss, from \$10,000 to \$330,000. She also mentioned that AMFAM was making a change in its Wind and Hail coverage and answered questions from owners, including one about AMFAM's industry rating and another about the difference in coverage between a condo use exclusively by an owner and one which is used as a rental.

Mr. Kues followed up Ms. Wade's presentation by informing the owners that the Board had contacted several insurance carriers and had found that many companies are no longer quoting rates for HOA insurance, particularly for properties in forested areas.

Mr. Kues then called upon Board member Jerry Kiuttu to explain the recently concluded Water and Sewer agreement with Glacier, TACO's water provider (Attachment 4).

Mr. Kues also informed the owners about the temporary agreement that the Board has with BHP to provide maintenance services. He said the BHP h's has made many improvements, including catching up on about 60 maintenance requests that had not been addressed when BHP took over. Mr. Kues introduced Mr. Anthony Sedler of BHP to describe BHP's range of services. Mr. Sedler first expressed appreciation for the cooperation that BHP has had from TACO staff. He described BHP as a "one-stop shop" for a wide variety of maintenance services.

Mr. Kues then introduced owner Mark Pelizza, chair of the Landscape Committee. Mr. Pelizza explained that he had offered to chair the committee after the 2021 Annual Owners meeting and described the activities of the committee over the past year (Attachment 5).

Having concluded various reports to the owners, Mr. Kues announced that it was time to elect two new members of the Board of Executive Directors and issued a last call for voting. He asked for nominations from the floor. Hearing none, he declared the nominations closed. He introduced Ms. Michelle Sainio of Frederick Zink and Associates, an accounting firm in Durango, who had been hired by the Board as a third-party vote counter and who would be reporting the results of the election once all of the votes had been counted.

After a brief pause in the meeting, Ms. Sainio reported that Scott Gillen and Mark Pelizza had been elected.

At that point, owner Kimberly McKnight asked Mr. Kues if more could be done to curb car break-ins in TACO parking lots. Mr. Kues mentioned that all of the recent break-ins have occurred with cars that were left unlocked and encouraged owners to lock their cars. He also mentioned that the La Plata County Sheriff's Department had increased its patrols of the parking lots. Owner Bob Lanese suggested the installation of additional security cameras in the parking lots.

The meeting was adjourned at 12:19 p.m.

Respectfully submitted,

John Neibling, TACO Secretary