

**Tamarron Association of Condominium Owners  
Executive Board Meeting  
September 9, 2021**

**Draft Minutes**

Board Members Present: President Scott Gillen, Vice President Rick Kues, Ron MacLennan (via live videoconference), Eric Tibbetts, Greg Collins, Boyd Hodges (via telephone), Kathy Puglise

Officers Present: Secretary John Neibling, Treasurer Joe Carey

Staff Present: Property Manager Tim Broeren, Director of Owner Relations Gary Prisby, and Business Manager Allisa Olinger

A meeting of the Executive Board of the Tamarron Association of Condominium Owners was held on September 9, 2021, at 9:30 a.m. at the Lodge Conference Room, the President being in the chair and the Secretary being present.

President Gillen called the meeting to order at 9:32 a.m., and Secretary Neibling certified that there was a quorum present and that the Board members had been properly notified of the meeting. Mr. Neibling then presented minutes of the May 28, 2021 Executive Board meeting and asked the Board to approve them. Mr. Gillen made a motion, seconded by Mr. Tibbetts, to approve the minutes. The motion passed 7-0.

Mr. Gillen gave a President's Report, calling the Board's attention to the Annual Owners Meeting, scheduled for the next day.

Treasurer Carey gave the Board a report of the Association's financials as of August 31, 2021. (Attachment 1)

President Gillen called upon Mr. Kues and Mr. Hodges to give the Architectural Review report. Mr. Kues reported that the owner of Unit 624-625 has asked permission to replace Trex decking at his unit at his own expense and has guaranteed that he will endeavor to match the original color as closely as possible. Mr. Kues made a motion, seconded by Mr. Tibbetts, to approve the request, pending final approval of the color by Property Manager Broeren. The motion passed 7-0. Mr. Kues then presented a request by the owner of Unit 822 to install a window with the understanding that it will comply with TACO standards and that it has final approval from Mr. Broeren. Mr. Kues made a motion, seconded by Mr. Collins, to approve the request. The motion passed 7-0.

Mr. Gillen then recognized the Water and Sewer Contract Committee and reviewed the status of the negotiations with Glacier Club and the Elbert Creek Water

Company (ECWC). He reported that ECWC has incurred significant debt in order to upgrade the company's equipment and facilities and that a compromise between ECWC and TACO has been reached for TACO to pay a portion of the debt ECWC has incurred since 2018. He indicated that all of the concerns of the Water and Sewer Contract Committee had been addressed and that he believes that TACO has a workable agreement that he will sign (as previously authorized by the Board) in the near future. The agreement will provide TACO owners with an agreement that will extend water and sewer services for a 25-year period.

Mr. Broeren gave a property report in which he informed the Board that the grounds staff is one person short and that bat mitigation will continue this fall. He further indicated that the failure of pipes at Tamarron is a problem that has to be addressed. He reminded the Board that it had approved a contract with an engineering firm to assess the scope of the problem and to advise the Board of the projected cost of remediation, which he predicted would be significant. Finally, he reported that TACO had a favorable report from the Fire Marshall.

Mr. Gillen then called the Board's attention to the section of the Rules and Regulations pertaining to the parking of trailers, RV's, etc. on property. He further reported that the Board would be soliciting input from owners on this and other matters.

Mr. Tibbetts then made a motion, seconded by Mr. Kues, for the Board to go into executive session, and the Board paused the meeting to go into executive session at 11:30. Mr. Gillen reconvened the meeting at 1:35 p.m., and the meeting was promptly adjourned.

Respectfully submitted,

John Neibling, Secretary  
TACO Executive Board