



Association of Condominium Owners

**Executive Board Meeting  
May 26, 2023**

Board members present: Rick Kues, Board President; Greg Collins, Board Vice President; Scott Gillen; Stacey Lanus; Andy Laudermilk; John Neibling, Board Secretary; and Mark Pelizza.

Officers present: Joe Carey, Board Treasurer

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

Guests: Gregg Perteet and Bobby Schurman of BHP and Jennifer Wade of the Wade Insurance Agency

A meeting of the Executive Board of the Tamarron Association of Condominium Owners was held on May 26, 2023, at 8:30 a.m. at the Lodge Conference Room, the President being in the chair and the Secretary being present.

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 then made a motion, seconded by Mr. Gillen, to approve the minutes of the last two Board meetings. The motion passed 7-0.

In his President's Report, Mr. Kues explained to the Board members that there was an extraordinary amount of snowfall at Tamarron this past winter and referenced landscape improvements. He then called upon Jennifer Wade, who informed the Board that property insurance rates in Colorado are rising for many reasons, including rising construction cost and fire danger. She also addressed the issue of roof replacement. Asked if replacement of roofs was a covered expense, she informed the Board that natural wear and tear is not covered, but that damage caused by the formation of ice dams might be.

Mr. Kues called on Mr. Carey to give the Treasurer's Report. Mr. Carey displayed a series of slides and commented on various items in the budget (Attachment 1).

Mr. Kues then called on Ms. Coleman to give the Property Report (Attachment 2).

Mr. Pelizza gave a Landscape Committee report (Attachment 3). He informed the Board that the scheduled weed control application has been delayed and that the issue would be discussed at the next committee meeting.

Under New Business, Mr. Kues again called on Mr. Carey, who reported to the Board members that contracts with Groove and DirecTV are in the process of being renewed. He displayed a slide illustrating the particulars of the prospective new agreements, which will result in a lower cost to TACO (Attachment 4).

Mr. Kues then reported to the Board members that an owner had requested that TACO put in a dog park. He explained that TACO does not have any land available for such a park. Mr. Pelizza suggested that TACO might be able to work with Glacier to provide one.

Mr. Neibling made a brief report to the Board members regarding the recently concluded Board Candidate Academy. He also shared a tentative schedule for the upcoming Board election (Attachment 5).

Mr. Kues then explained to the Board members that the Board needed to approve the specifications for the possible replacement of the Lodge roof and also the roofs of the other residential areas, in a report prepared by SEH, an architectural firm in Durango (Attachment 6). Mr. Kues informed the Board member that the cost of replacing the entire roof would be around \$750,000 to \$850,000 and gave a wide-ranging analysis of the complexity of the problems with the roofs. Mr. Gillen made a motion, seconded by Mr. Kues, to approve the specifications. The motion passed 7-0.

Mr. Kues then addressed the Board regarding an *ad hoc* committee that he had recently created, the TACO Budget Advisory Committee and responded to a variety of questions from the owners in attendance.

Mr. Kues then announced that the Board would be going into executive session to discuss certain contracts to be negotiated and that the Board would reconvene for the sole purpose of adjourning the meeting. The executive session began at 11:37 a.m.

The meeting resumed at 1:00 p.m., and the meeting was promptly adjourned.

Respectfully submitted,

John Neibling, Secretary  
TACO Executive Board