



Association of Condominium Owners

**Executive Board Meeting
Saturday, November 23, 2024
Lodge Conference Room**

Minutes

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

Board members present via live teleconference: Joe Carey, Treasurer; Greg Collins, Secretary; Scott Gillen, Chad Watts,

Staff present: Gary Prisby, Allisa Oliger (via Zoom)

Guests: Gregg Perteet and Bobby Schurman from BHP

A meeting of the Executive Board of the Tamarron Association of Condominium Owners was held on Saturday, November 23, 2024, at 8:00 AM MST 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 8:03 AM. She then passed the meeting to Secretary Collins who certified that the meeting was properly noticed to Board members and owners via e-mail and posting on the TACO website. He also certified that a quorum was established by having all Board members present either in person or online.

Ms. Lanius then called for a motion to approve the minutes of the Board meeting of September 5th, the Special Board meeting of October 1st, and the Special Board meeting of October 11th. The motion was made by Mr. Gillen, seconded by Mr. Pelizza, and approved by a vote of 7-0.

Ms. Lanius then made some brief remarks thanking owners and staff for their help and understanding through a difficult year.

Ms. Ter Haar then gave an Architectural Review report. Based on the recommendation from Ross McDermott of Higher Ground Roofing, the Board voted 7-0 to not allow any more gable roofs in the outlying areas, due to potential damage from snow and ice movement on the new metal roofs.

The owner of unit 578/579 requested permission to remove the PTAC from 579 and replace the grill with matching siding. The request was approved 7-0.

The owner of unit 844 requested permission to install an operable window on the second floor of the unit. Based on the pictures presented and past approval of these windows, the request was approved 7-0.

The owner of unit 726 made a request to keep an operable window in their unit, a request that was denied at the last Board meeting as it was coupled with a request for an opening in the north wall of the back deck. Ms. Ter Haar made a motion to approve the request, seconded by Ms. Lanius. After much discussion among all Board members, as well as input from the owners of unit 725, the Board voted 5-2 to approve the request, with Mr. Pelizza and Mr. Watts casting the dissenting votes.

Mr. Watts then proceeded to give an Insurance Report. He stated that TACO is now insured by USI, a robust nationwide company, saving TACO some money while providing better coverage. He also stated that USI is planning to have a town hall type meeting with owners to answer any questions they may have. Ms. Lanius reminded owners that a link to a survey had been sent to owners asking them to submit questions in advance of this meeting.

Ms. Lanius then called on Bobby Schurman to give the Property Report. Among other things, Mr. Schurman announced the beginnings of a collaborative effort between TACO, Glacier Club and the Rockwood community regarding landscaping, tree health and fire mitigation.

He also gave an update on the telephone line infrastructure upgrade, changing from analog to digital lines, being carried out by Ting Internet.

The last of the four fire pump rebuilds in Highpoint was completed this past summer. There is one left to be done in the Lodge.

The maintenance staff repaired the support beams on eleven S-unit decks in Gamble Oak. There are ten left to do next summer.

The grout around the rocks surrounding the windows in the central tower will need to be repaired next summer.

The smoke alarm project is proceeding at a quick pace and should be completed before the deadline set by the fire department.

The roof project is also moving along at a quick pace, with all of Highpoint and Pinecone completed, as well as much of Gamble Oak. Mr. Prisby then showed a 5-minute video showing the progress of the entire project.

Ms. Ter Haar then gave an update on the lock project, stating that all of the units whose owners chose Option 1 or Option 2 have been completed. We continue to wait on the arrival of the keypad locks from Yale.

Ms. Lanius then announced that 3 owners, Tricia Layfield, Carla Kues, and Lisa Dunn, have volunteered to be on the Rules and Regulations committee. The committee is currently working on bringing our documents and procedures in line with current CCIOA mandates.

Ms. Lanius then turned the meeting over to Mr. Carey to discuss the 2025 budget. Mr. Carey noted that he would not be going over the budget line-by-line, as that was

done in the Budget Workshop a week earlier. After a 55-minute discussion, the Board went into Executive Session to discuss confidential matters. When the general meeting reconvened, Mr. Carey stated that, if accepted as presented, the 2025 budget would result in an increase in HOA dues of 6-7%. Mr. Watts made a motion to approve the budget as presented, seconded by Ms. Ter Haar. The motion passed unanimously.

As a final note, Ms. Lanius made a motion to exempt Board members from the 30-day limit to leaving a vehicle on property when not in residence. She noted that all travel reimbursements to Board members were discontinued in the previous year, creating a disincentive for Board members to attend meetings in person. Being able to leave a vehicle on the premises would ease some of the financial burden of traveling to Tamarron four times a year. The motion was seconded by Mr. Carey and passed by a vote of 7-0.

Ms. Lanius then made a motion to adjourn the meeting, seconded by Ms. Ter Haar. The motion passed 7-0.

Respectfully submitted,

Greg Collins, Secretary
TACO Executive Board