



Association of Condominium Owners

**Special Executive Board Meeting  
1:00 p.m., March 4, 2024**

**Minutes**

Board Members present via interactive video: Board President Stacey Lanius, Board Vice President Mark Pelizza, Board Secretary John Neibling, Board Treasurer Joe Carey, Scott Gillen, and Andy Laudermilk

Board Members present via telephone: Greg Collins

President Lanius called the meeting to order at 1:03 p.m. and announced that the purpose of the meeting was to reconsider the Board action on February 12, 2024 of approving a special assessment for the repair of the underground sewer lines at the Lodge. She then called upon Mr. Neibling to make a motion.

Mr. Neibling made a motion, seconded by Mr. Laudermilk, as follows:

*I move to rescind the Board's action, taken on February 12, 2024, to impose a special assessment on all TACO owners in the amount of \$758 for the purpose of paying for the repair of the Lodge building's underground sewer pipes.*

*I further move that the Board impose a special assessment on all TACO owners in accordance with the precedents that the Board set when it imposed special assessments on all TACO owners for the exterior renovation of the Lodge and the replacement of the Lodge roof.*

*The formula for the special assessment for the repair of the Lodge's underground sewer pipes will be as follows:*

*26% of the total cost to be borne by all TACO owners, to be computed according to Exhibit B of TACO's Declarations, Covenants, Conditions, and Restrictions; and*

*74% of the total cost to be borne by all Lodge owners, to be computed according to the square footage of each Lodge unit as a portion of the total square footage of all Lodge units.*

She then commented that she had received a number of calls and emails from owners and explained why the repair of the sewer lines was different from ordinary expenses such as lawn mowing, etc. She also made the comment that the contractor making the repairs at the Lodge had scoped the sewer lines at the outlying complexes and had found that those lines were also in need of repair. She then invited owners present in the room and those on-line to make comments and ask questions.

In response to questions, she asserted that TACO was not repairing any sewer lines that belong to Glacier and that the Board could not extend the deadline for the payment of the special assessment. Owner Ron Heimann questioned the division of the cost between all owners and the Lodge owners exclusively. Mr. Carey responded that the division was based on a calculation that was done at the time that the exterior renovation of the Lodge was done. Another owner asked when the sewer lines at the outlying complexes would be repaired and was told that the dates have not been determined at this time.

Mr. Carey then displayed a series of slides detailing the portion of the dollar amount that each TACO unit would be assessed for the repair.

When all owners in attendance in the Conference Room and on-line had made comments and asked questions, Ms. Lanius announced that the Board would now vote on the motion. The motion passed 7-0.

Ms. Lanius made a motion to adjourn the meeting at 2:03 p.m. and the Board voted in favor of the motion 7-0.

Respectfully submitted,

John Neibling, Secretary  
TACO Executive Board