



Association of Condominium Owners

**Annual Meeting
September 8, 2023**

Unapproved Minutes

The Annual Meeting of the Tamarron Association of Condominium Owners was held in the Prospector (restaurant) at the Valley Golf Clubhouse at 10:00 a.m. on September 8, 2023. TACO Board President Rick Kues called the meeting to order at 10:03 a.m. and mentioned that this would be his last meeting as TACO Board President.

Secretary John Neibling certified that the meeting was properly noticed in an email and information packet that was sent to all owners in early August. He also reported that a quorum was present with over 185 ballots having been received for the Board election prior to the beginning of the meeting. He then asked for a motion to approve the minutes of the 2022 Annual Owners meeting. TACO owner Sue Carey made a motion, seconded by owner Kathy Puglise, to approve the minutes of the 2022 Annual Owners meeting. The motion passed by voice vote with no negative votes.

President Kues then called on Joe Carey, TACO Treasurer, to make the financial report. Mr. Carey called owners' attention to a handout and reviewed the Association's current financials (Attachment 1).

Mr. Kues then called upon Board Member Mark Pelizza to report on the status of the roofing projects at Tamarron, including the Lodge roof, which is currently being replaced. Mr. Pelizza mentioned that the project is ahead of schedule. He further explained that the edges of the roof will be heated in order to eliminate the icicle problem that occurs during the winter months.

Mr. Pelizza also reported that the Board is in planning to replace the roofs of all three of the outlying complexes and had put out a request for bids

for those buildings. He indicated that the Board is treating the replacement of the three roofs as a single project and that the Board had accepted a bid that included the installation of steel seam roofing. He pointed out that there will be a Special Board meeting on Monday, September 11, to inform owners of the amounts of the special assessments to owners that will be used to fund the project and invited owners to attend the meeting.

Mr. Kues mentioned that there was a TACO Budget Advisory Committee that will be making a report to the Board in the near future.

Mr. Neibling then took a moment to recognize the service that Mr. Kues has performed over the past six years as a TACO Board member and over the past two years as Board President.

Mr. Kues called upon Mr. Carey to give the audit report, and Mr. Carey introduced Michelle Sainio of the FrederickZink accounting firm. Ms. Sainio reported on the progress of the 2023 audit, which she said should be completed by the end of the month. She also explained how the audit process works. In her report, she indicated that she had not found any major problems and does not anticipate reporting any audit exceptions. She also said that she will be preparing a management letter for the Association.

Mr. Neibling then announced that the election would now proceed and called for nominations from the floor. Hearing none, he declared the nominations closed. He explained that, even though this year's election was uncontested, there would still be an official counting of the votes by Ms. Sainio. Shortly thereafter, Ms. Sainio reported that Joe Carey and Greg Collins had been elected.

TACO owner Kathy Puglise then moved to adjourn the meeting at 11:16 a.m.

Respectfully submitted,

John Neibling, Secretary
TACO Executive Board