

**TARN LANDING ASSOCIATION
ANNUAL MEETING
October 22, 2025**

I. CALL TO ORDER

The meeting was called to order at 6:04 p.m. via videoconference.

II. INTRODUCTIONS/OWNERS FORUM

Board members participating were:

Anthony Newman, President, B2

Ryan Dulaney, Director, A9

Mike Connolly, Treasurer, C13

Owners participating were:

Cari Howland, A5

Eric Wachter, A9

Steven & Peggy Holmes, B5

Deborah Edwards, C1

Kent & Amy Dukowitz, C3

Gloria Jenkins, C11

Noriko Tani, C15

Chase & Ashleigh Beck, A6

Sarah Travis, A10

Kieu Rubb, B7

Woodrow & Patricia Hipsher, C2

Michelle & Brad Wulf, C10

Gail Wheeler, C14 (representing McKinney)

Scott Giska, C18

Representing Summit Resort Group (SRG) were Kevin Lovett and Deb Borel. Erika Krainz of Summit Management Resources was recording secretary.

With properties represented in person or by proxy, a quorum was confirmed.

III. APPROVE MINUTES FROM OCTOBER 23, 2024 ANNUAL MEETING

Motion: Michael Connolly moved to approve the minutes of the October 23, 2024 Annual Meeting as presented. Anthony Newman seconded, and the motion carried.

IV. REPORTS OF OFFICERS

A. President's Report

Anthony Newman reported that there have not been as many unanticipated expenses as last year. Because of this the Reserve balance is building nicely. Crack filling and painting are complete.

B. Treasurer's Report

1. Year-to-Date Financials – Deb Borel reported that as of August 31, 2025, the Operating cash balance was \$8,259 and the Reserve cash balance was \$127,040. Total Expenses were \$701 unfavorable to budget. To date, all Reserve contributions have been made. There were no past due owners.

2. 2026 Operating Budget – The budget as drafted included increases to Clerical (\$91), Legal/Accounting/DORA (\$785), Management Fee (4%), Insurance (\$5,730), Water (\$168), Trash (\$192), Snow Removal (\$1,790), Roof Snow Removal (\$1,000), Utilities (\$800), Repairs & Maintenance(\$2,090), Plumbing & Heating (\$1,750), Roof Maintenance (\$1,005) and Reserve contribution (\$3,912). Dues will be \$739.43/month for the upper units and \$607.97/month for the lower units, effective January 1, 2026.

The potential Reserve projects are listed in the Capital Plan (included in the meeting packet). The full Reserve Study can be found on the website. Anthony Newman noted that the recommendation from the Reserve Study is that Reserves to be at least 30% funded and the contribution is being increased toward that goal.

Since the 2026 Budget was not vetoed by 51% of the membership, it was deemed ratified.

V. REPORTS OF COMMITTEES

There were no committee reports.

VI. OWNER EDUCATION

A list of recommended individual insurance coverages was included in the packet. Owners are encouraged to share it with their agent. Single-stream recycling is now provided in the dumpster enclosure. Owners are reminded that glass and plastic bags cannot be recycled in the single-stream totes. Glass recycling is available at the Summit County recycling centers. Single-stream recycling guidelines were included in the meeting packet.

VII. OLD BUSINESS

There was no old business.

VIII. NEW BUSINESS

A. Owner Comments and Questions

1. Cari Howland said drainage from the roof at the back and front of the building is damaging the siding. She suggested improving the water diversion to protect the wood. Anthony Newman said the roofing company extended the flashing to improve the drainage but apparently it is not sufficient. She was asked to forward photos or videos of her observations to Deb Borel.
2. Siding and Trim Painting - Michelle Wulf said there is peeling paint around the window trim on the south side of their unit and Gayle Wheeler said their railings are peeling. Deb Borel will ask the painting contractor to touch up the areas by C10 and C14.
3. Windows and Doors - Chase Beck asked about sliding door and window repairs or replacement. Deb Borel said windows and doors are an individual owner responsibility. There is information regarding the approved replacement windows on the website. Anthony Newman suggested organizing a group

replacement project. Ashleigh Beck volunteered to start the process of getting pricing.

Action Item: Deb Borel will send a communication to all owners with the contact information for Ashleigh Beck in the post-meeting mailer.

4. Landscape Beds – Scott Giska thanked the Board for their service. He volunteered to help with weeding and planting flowers in the beds to improve curb appeal. Deb Borel suggested scheduling an owner workday to address small projects. He volunteered to be the point of contact to organize the owner workday.

Action Item: Deb Borel will send a communication to all owners with the contact information for Scott Giska.

6. Decks – Scott Giska had concerns about the condition of the deck stain and the condition of the wood. Some of the support posts, flooring and railings are deteriorating. He suggested consideration of replacement, possibly with a composite product that does not require annual painting, at some point in the future. He strongly encouraged proactive financial planning. Deb Borel confirmed that the Association would pay for stain if owners wanted to stain their decks between scheduled stains.

7. Comcast – Gayle Wheeler asked what was included in the Comcast package. Deb Borel said that the board just approved the renewal of the contract and installation of new equipment will be necessary. Owners will need to set up an appointment with Comcast for the equipment install or they can go to the Silverthorne office to pick it up and return their old equipment.

IX. ELECTION OF DIRECTORS

The terms of Kathy Schwitzer and Ryan Dulaney expired, and both were willing to run for re-election. Cari Howland nominated Ryan Dulaney and Sarah Travis seconded the nomination. Anthony Newman nominated Kathy Schwitzer and Cari Howland seconded the nomination.

There were no other nominations from the floor, and the two candidates were elected by acclamation.

X. NEXT MEETING DATE

The next Annual Meeting will be held on Wednesday, October 21, 2026 at 6:00 p.m.

XI. ADJOURNMENT

The meeting was adjourned at 7:06 p.m. with a motion, a second and all in favor.

Approved By: _____

Board Member Signature

Date: _____