Tarn Landing
Board of Directors Meeting
April 10, 2026

I. Call to Order

The meeting was called to order at 3:03 pm. Board members present via Zoom were Anthony Newman, Michael Connolly, Kathy Schwitzer, and Omer Davidian. Representing Summit Resort Group was Deb Borel. A quorum was present.

II. Introductions/ Owners Forum

It was noted that there were no owners, other than board members, present. Notice of the meeting was posted on the website.

III. Approve Minutes Past Board Meeting(s)

The board reviewed the minutes from the October 25, 2025 Board of Directors meetings. Anthony made a motion to approve the minutes as presented. Mike seconded, and the motion carried.

IV. Financials

SRG presented the following:

<u>Financial Report as of fiscal year-end close (December 31, 2025)</u>
December 31, 2025 close financials report that Tarn Landing has $25,651.54 in Operating and $149,594.28 in Reserves. Note that this balance does not reflect the painting payment.

December 2025 reports that the association closed the fiscal year with an Operating deficit of $735.39.

<u>Financial Report as of February 28, 2026 close</u>
February 2026 close financials report that Tarn Landing has $11,873.88 in Operating and $126,309.74 in Reserves.

February 2026 reports that the association is $4,362.59 under budget in expenses.

As of February 2026 close, all Reserve contributions are current.

All Owners are current in paying dues.

Capital Plan Allocations 2026 (please keep in mind that we do NOT spend this allocation if the work is not needed)

- Concrete - $22,653 allocated
- Touch Up Staining - $8,870 (this has been paid for 2025 touch ups)
- Backflow Preventer – Building A - $2,250 allocated
- Backflow Preventer – Building B - $1,607 allocated
- Backflow Preventer – Building C - $3,544 allocated
- Hot Tub Cover - $827 allocated

- Contingency Reserves - $1,191 allocated
- Irrigation Controllers - $613 allocated
- Landscape Improvements - $5,626 allocated
- Landscaping Mulch - $2,017 allocated
- Reserve Management Plan - $2,294 allocated
- Air Separator – Building A - $1,559 allocated
- Air Separator – Building B - $1,559 allocated
- Air Separator – Building C - $1,559 allocated
- Backflow Preventer – Building A - $1,097 allocated
- Boiler Replacement – Building B - $28,425 (this has been paid for boiler replacement)
- Circ Pump – Building A - $1,727 allocated
- Circ Pump – Building B - $1,727 allocated
- Circ Pump – Building C – 1,727 allocated
- Expansion Tanks – Building A – 1,801 allocated
- Expansion Tanks – Building B – 1,801 allocated
- Expansion Tanks – Building C – 1,801 allocated

Projects will be determined during the walk around in June.

VI. Motions via Email

Mike made a motion to approve the following actions via email that have taken place since the last board meeting.

A. 10/17/2025 – Approval for Greenscapes to provide leaf clean up this fall
B. 10/17/2025 – Approval for the Owner of C15 to replace flooring
C. 10/27/2025 – Approval vote to keep all board positions the same
D. 10/29/2025 – Approval to send Post Annual Meeting Mailer to Owners
E. 11/07/2025 – Approval of Fire Sprinkler Repairs
F. 12/01/2025 – Approval to elevate the boiler in the B building
G. 12/12/2025 – Approval of sliding glass door replacement in A3
H. 01/05/2026 – Approval to replace the boiler in the B building and Owner communication regarding replacement
I. 03/06/2026 – Approval of Insurance Renewal with Farmers
J. 03/06/2026 – Approval of Tree and Weed spraying for 2026
K. 03/17/2026 – Approval of 2025 Tax Returns

Kathy seconded, and the motion carried.

VII. Old Business

A. The number "9" on A building – has been made and will be installed soon

VIII. New Business

A. A5 Roof Drainage – will be evaluated at the walk around
B. Owner Workday – Scott Giska has volunteered to take the lead. If he no longer is interested, Anthony will speak to his wife about helping out.
C. Deck Condition – this will be evaluated at the walk around

D. Dumpster Enclosure – The Board discussed installing a combination lock on the dumpster enclosure door, as well as implementing a locking mechanism for the interior of the large garage door. The lock code will match the hot tub building code and will be updated annually. The Board approved moving forward with this improvement, and Omer will install the lock. The initial code will be set to 2-4-5. During the upcoming property walk-through, the Board will evaluate options for securing the garage door to the building.

E. Hot Tub Building Code Change – The building door code will change to 2-4-5 on May 1.

F. Metal Stairs – It was noted that noise from foot traffic on the stairs has been a concern. Omer suggested installing a material on the stairs to help dampen the sound and has volunteered to research potential solutions.

G. Policy Update from Attorney

    i. Smoking policy - likely unenforceable as to smoking in units as the Declaration does not contain a smoking prohibition in the community, recommend review and update. This will be left on the website.

    ii. Unit modification request - this is subject to challenge as the Declaration does not contain any requirements for unit modifications, thus we recommend having legal review and revise/update. This will be removed from the website and revised for internal remodels only.

H. Fire Mitigation – Omer reported that Summit Fire Department offers a wildfire assessment that is not reported to any external entities. A Tarn Landing's assessment is scheduled for Tuesday, April 14, at 9:00 a.m.

A. Next Meeting Date

The next Board of Directors meeting will be in the form of a walk scheduled for May 11, 2026at 4:00 pm.

B. Adjournment

With no further business, a motion was made and seconded to adjourn at 3:37 pm.

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Approved by Date