

**Tarn Landing  
Board of Directors Meeting  
October 23, 2024**

**I. Call to Order**

The meeting was called to order at 5:02 pm. Board members present via Zoom were Anthony Newman, Michael Connolly 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 from the Previous Board Meeting**

The board reviewed the minutes from the May 23, 2024 Board of Directors meeting. Mike made a motion to approve the minutes as presented. Omer seconded, and the motion carried.

**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. 06/11/2024 – approval to complete B building repairs
- B. 06/24/2024 – approval of 2023 tax returns
- C. 06/27/2024 – approval for Leo to complete B building flooring repairs
- D. 07/05/2024 – approval to purchase new hot tub circulation pump
- E. 07/25/2024 – approval to send email to owners regarding grill restrictions
- F. 07/25/2024 – approval of CTA bylaw amendment
- G. 07/25/2024 – approval of collection policy update
- H. 09/03/2024 – approval of crack fill bid, dryer vent cleaning, bylaw amendment and collection policy
- I. 09/12/2024 – approval to place gutters and heat tape on the buildings in the problem areas
- J. 09/23/2024 – approval to send annual meeting notice to owners
- K. 09/23/2024 – approval to replace C building boilers

Omer seconded, and the motion carried.

**VII. Old Business**

- A. C Building Boilers will be installed on Tuesday, October 29, 2024. Notice has been sent to C building owners.
- B. Gutter and Heat Tape Work is Complete
- C. Flashing Work will be completed this week.

**VIII. New Business**

- A. 2024-25 Snow Removal – The board reviewed a bid from BobbyCat for snow removal. Mike made a motion to hire BobbyCat per his 3-year contract proposal. Anthony seconded, and the motion carried.

- B. Not Eligible Status for Loans – Due to the recent structural issues, Fannie/Freddy heard of it and quit providing loans for purchases in Tarn Landing. Deb has been working to provide documentation to their non-eligible status department, and the HOA has two outstanding issues that need to be resolved. Once complete, the HOA should be in full compliance. Those issues will be resolved next week, and documentation sent to Fannie/Freddy.
- C. Annual Meeting Packet Review and Presentation – The board reviewed the annual meeting packet and discussed presentation.
- D. Tiger Gas – Anthony contacted Tiger regarding the contract and explained it to the board.
- E. FinCEN – The board reviewed the proposal from Altitude Law regarding Board FinCEN registration. Mike made a motion to hire Altitude Law to register the HOA. Omer seconded, and the motion carried.

**A. Next Meeting Date**

The next Board of Directors meeting will be following the annual meeting to elect officers. The next one will be held in the first quarter of 2025.

**B. Adjournment**

With no further business, a motion was made and seconded to adjourn at 5:53 pm.

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Approved by

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Date