

**Tarn Landing
Board of Directors Meeting
March 14, 2023**

I. Call to Order

The meeting was called to order at 3:02 pm. Board members present via Zoom were Anthony Newman, Omer Davidian, Katheryn Schwitzer, Michele Schwadron and Michael Connolly. Representing Summit Resort Group were Deb Borel and Kevin Lovett. 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 September Board Meetings

The board reviewed the minutes from the October 29, 2022 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:

Financial Report as of fiscal year-end close (December 31, 2021)

December 31, 2022 close financials report that Tarn Landing has \$21,991.48 in Operating and \$47,891.56 in Reserves.

December 2022 reports that the association closed the fiscal year with an Operating deficit of \$22,258.53.

Operating Surplus Transfer

There is no Operating Surplus

Financial Report as of January 2023 close

January 2023 close financials report that Tarn Landing has \$35,412.17 in Operating and \$45,529.25 in Reserves.

January 2023 reports that the association is \$1,279.04 under budget in expenses.

As of January close, all Reserve contributions are current.

All Owners are current in paying dues.

Capital Plan Allocations 2023 – The board reviewed the capital plan. This plan is used as a tool to layout future expenses and determine funding needs for major repairs, replacement items and improvements, as they are needed. As of the meeting, the following are the allocations:

- Dryer Vent Cleaning - \$2,315 allocated

- Entrance Sign - \$1,290 allocated - Anthony may work with other board members to paint the sign this summer. Any expenses incurred will be reimbursed.
- Irrigation Controllers - \$562 allocated

V. Managing Agents Report

A. Completed Items

- Sent Post Annual Meeting Mailer to Owners
- Sent Owners of upper A building units, two B building and 2 C building a check to cover heat tape electric costs
- Backflow testing complete (fire sprinkler and irrigation)
- Annual fire alarm and sprinkler testing is complete
- Heat tape repairs complete
- A2 interior repairs are complete from past roof leak
- Radon Mitigation is complete in A and B buildings – A has been retested and levels are within recommended range. B building has not been retested.

B. Pending Items

- Annual fire extinguisher inspection will take place in the spring

C. Report Items

- There was a frozen pipe in the A building boiler room that resulted in a leak in the boiler room and into unit A5. There was no damage done to A5 that needs to be repaired. Mountain Pride was hired to dry the unit out. Deb will look to see if there are unsealed vents in B and C boiler rooms.
- Roof snow and ice removal has been necessary this year

VI. Motions via Email

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

- 11/18/2022 – Radon Mitigation approved for A and B buildings
- 12/12/2022 – radon special assessment approved for all owners equally
- 01/29/2023 – approval to work with Steve to edit the RMP

Anthony seconded, and the motion carried.

VII. Old Business

- Reserve Management Plan – The revisions are not complete. They will be sent to the board upon completion.

VIII. New Business

- 2022 Tax Return – The board approved the 2022 tax return and SRG will sign on their behalf.
- Insurance – The board reviewed insurance proposals from Farmers and American Family Insurance. Deb will get a bid for a \$10,000 deductible. Mike made a motion to hire Farmers Insurance for the 2023-24 year, increasing to \$300/sf. Kathy seconded, and the motion carried.
- Lattice Part of Hot Tub Fence – all lattice will be removed.

- D. Quality of Roof Work – There has been at least one roof leak even after the roof was repaired. NW Roofing will be talked to regarding the quality of their work as well as the debris (screws) that is still left on the property.
- E. Mike will be unavailable for most of the winter.
- F. The snowplow contractor will be asked to plow a little later so owners will be awake to move their vehicles.

A. Next Meeting Date

The next Board of Directors meeting in the form of a walk around will be held in June. The board will be polled in early June to set a date.

B. Adjournment

With no further business, a motion was made and seconded to adjourn at 4:00 pm.

Approved by

Date