

**Tarn Landing
Board of Directors Meeting
March 9, 2021**

I. Call to Order

The meeting was called to order at 3:04 pm. Board members present via Zoom were Dave Owens, Anthony Newman and Michael Connolly. 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 September Board Meetings

The board reviewed the minutes from the September 3, 2020 and October 17, 2020 Board of Directors meetings. Anthony made a motion to approve the minutes as presented. Dave seconded, and the motion carried.

IV. Financials

SRG presented the following:

Financial Report as of December 31, 2020 fiscal year end close

December 2020 close financials report that Tarn Landing has \$39,985.22 in Operating and \$43,313.19 in Reserves.

December 2020 reports that the association is \$5,551.24 under budget in Operating expenses.

Anthony made a motion to transfer the operating surplus of \$5,551.24 into Reserves. Michael seconded, and the motion carried.

Financial Report as of January 2021 close

January 2021 close financials report that Tarn Landing has \$53,302.68 in Operating and \$50,415.09 in Reserves.

January 2021 reports that Tarn Landing is \$2,485.67 under budget in Operating expenses.

As of January close, all Reserve contributions have been made, and all Owners are current in paying dues.

Capital Plan

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.
- Deb discussed the projects the Capital plan indicated for 2021.
 - Roof Repairs and Maintenance - \$3,000 allocated
 - Interior Repairs from leaks - \$2,000 allocated
 - Entrance Sign - \$1,000 allocated

- Asphalt Crack Fill - \$1,250 allocated – this will be done once the board determined it is necessary
- Irrigation System - \$500 allocated
- Hot Tub Cover - \$700 allocated – this will be replaced if necessary
- Heat Tape - \$2,000 allocated

V. Managing Agents Report

A. Completed Items

- i. Sent Post Annual Meeting Mailer to Owners
- ii. Sent Owners of upper A building units, two B building units and two C building units a check to cover heat tape electric costs
- iii. Backflow testing complete (fire sprinkler and irrigation)
- iv. Alarm and sprinkler texting and inspection complete
- v. Sprinkler backflow repair in C building boiler room cracked and was repaired
- vi. Parking lot crack filled, seal coated and striped

B. Pending Items

- i. Hot tub will remain closed until COVID Guidelines change
- ii. Annual fire extinguisher inspection will take place in the spring

C. Report Items

- i. SRG will call the owner in B7 or B8 regarding Internet for the hot tub monitoring system. We will ask them to set up a “guest” network.

VI. Motions via Email

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

- A. 9/10/20 – Approval of 2021 Budget and annual meeting packet to owners
- B. 10/2/20 – Approval for BobbyCat to plow for 20-21 season
- C. 10/10/20 – Approval for fire sprinkler repairs
- D. 10/26/20 – Political signs not permitted in common area
- E. 1/11/20 – Tiger gas contract approved
- F. 12/21/20 – Michael Connolly appointed to the board
- G. 1/26/21 – Property Management Agreement renewal approved

Anthony seconded, and the motion carried.

VII. Old Business

- A. Boiler Room Repairs from January 2013 to present – The Board reviewed the list of repairs that have been completed and noted that each year, the necessary repairs lessen due to new equipment.

VIII. New Business

A. Annual Requirements

- a. HB 1254 – Per Colorado Legislation, SRG presented the annual Management Fee Disclosure to the Board.
- b. Annual Disclosure - it was noted that the “Annual Disclosure” of all HOA documents is completed multiple times per year. This is accomplished by way of multiple mailers to all Owners throughout the

year (to include within 90 days of the fiscal year), stating that all HOA documents may be found online at the HOA's website.

- B. Weed and Tree Spray – Anthony made a motion to hire Ascent Tree and Turf Services to complete tree and turf spraying for 2021. Dave seconded, and the motion carried.
- C. Landscaping – Michael made a motion to hire Neils Lunceford for necessary pruning this year. Anthony seconded, and the motion carried. They will be paid in full for a 5% discount. It is noted that Summit Resort Group does not recommend paying contractors before work is completed.
- D. Insurance Renewal – After review of the Farmers Insurance renewal, Dave made a motion to approve the bid as presented. Anthony seconded, and the motion carried.
- E. Swallow Mitigation Options – A viable option besides ribbons for swallow mitigation is a Avian Fog Force TR. It is a dispenser that you screw into the eaves, and it emits a grape smelling odor that the birds hate. Each dispenser is \$30, and Tarn Landing would need 2 per building, totaling \$180. The refills are \$348 for a case of 12 and that would last the summer. The board agreed that two will be purchased for the A building along with a case of the re-fills. If they are needed on the B and C building, additional ones will be purchased.
- F. 2020 Tax Return – The board approved the 2020 tax return and SRG will sign on their behalf.
- G. Window Cleaning – SRG will get a bid for exterior and interior price for window cleaning.
- H. Owner of C3 asked if he could park his Xcel truck on site at Tarn Landing. After discussion, the board agreed that this would not be permitted.
- I. Last summer, CEMA commercial vehicles parked on site, as they rented from B6. These trucks will not be permitted to park in the lot if they rent this summer. Deb will call the owner of B6 and let them know.
- J. SRG will send an email to all owners reminding them that commercial vehicles are not permitted to be parked in the lot at Tarn Landing.

A. Next Meeting Date

The next Board of Directors meeting in the form of a walk around will be held in June. 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 4:02 pm.

Approved by

Date