

**Tarn Landing
Board of Directors Meeting
September 27, 2021**

I. Call to Order

The meeting was called to order at 3:04 pm. Board members present via Zoom were Joe Todey, 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 March 9, 2021 Board of Directors meeting. Michael made a motion to approve the minutes as presented. Anthony seconded, and the motion carried.

IV. Financials

SRG presented the following:

Financial Report as of August 2021 close

August 2021 close financials report that Tarn Landing has \$39,436.89 in Operating and \$93,324.40 in Reserves.

August 2021 reports that Tarn Landing is \$6,042.57 under budget in Operating expenses.

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

Major variances are as follows:

- Roof Snow Removal - \$4,150 under budget
- Grounds - \$1,908.35 over budget
- Roof Maintenance - \$2,000 under budget
- Heavy Equipment Snow Removal - \$1,700 under budget

2022 Proposed Operating Budget

The Board reviewed the 2022 proposed operating budget that was included in the board meeting packet. It was noted that there is no increase to Reserves since there is a special assessment this year to replace the C building roof and next year to replace the A and B building roofs. The total proposed increase is slightly under 1.5% and all of it will be applied to operating increases. The dues increase amount will be \$10.94 per month for the lower units and \$13.30 per month for the upper units.

Michael made a motion to approve the budget to send to owners as presented. Anthony seconded, and the motion carried.

V. Managing Agents Report

A. Completed Items

- i. Backflow repair complete
- ii. Fire extinguisher testing complete
- iii. Installed bird sprayers on the A building. Worked well.
- iv. Reset access code on the hot tub building
- v. Sealed the roof where raccoons were entering the roof
- vi. Replaced zone valve for unit B5
- vii. Repaired leak in C11
- viii. Investigated leak in A7
- ix. Tree spraying complete
- x. Tree pruning complete
- xi. Installed Comcast static line in hot tub mechanical room

B. Pending Items

- i. C building roof replacement – email will be sent to owners to move vehicles.
- ii. A and B building roof repairs will be done in the spring of 2022
- iii. Concrete pending

C. Report Items

- i. There were not report items

VI. Motions via Email

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

- A. 03/19/2021 – Approval to increase insurance coverage
- B. 03/25/2021 – Backflow approved
- C. 03/29/2021 – Approval of 2020 tax returns
- D. 05/06/2021 – Approval to open hot tub
- E. 06/21/2021 – Approval of concrete at Ten Mile Drive entrance
- F. 08/20/2021 – Comcast Static Line approved
- G. 09/13/2021 – Approval to appoint Joe to the Board
- H. 09/15/2021 – Approval to send updated annual meeting date email to owners and Comcast upgrade notice
- I. 09/17/2021 – Election of Officers
- J. 09/17/2021 – Approval for Northwest Roofing to replace C building roof this year and A and B building roofs next year

Michael seconded, and the motion carried.

VII. Old Business

VIII. New Business

- A. Annual Meeting Notice Review – The board reviewed the annual meeting notice and made some changes. The revised notice will be sent to owners for approval.

VI. Next Meeting Date

The next Board of Directors meeting will be held following the Annual meeting on October 30, 2021 to elect officers.

VII. Adjournment

With no further business, a motion was made and seconded to adjourn at 3:44 pm.

Approved by

Date