

**Tarn Landing
Board of Directors Meeting
September 3, 2020**

I. Call to Order

The meeting was called to order at 3:06 pm. Board members present via Zoom were Dave Owens, Anthony Newman and Jeff Scott. 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 27, 2020 Board of Directors meeting. Anthony made a motion to approve the minutes as presented. Dave seconded, and the motion carried. The notes from the 6/24/20 walk around were included in the packet. Dale will be asked to fix the wood on the planter bed on the Wendy's side entrance.

IV. Financials

SRG presented the following:

Financial Report as of July 2020 close

July 2020 close financials report that Tarn Landing has \$37,628.69 in Operating and 17,379.22 in Reserves.

July 2020 reports that Tarn Landing is \$554.17 under budget in Operating expenses.

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

2021 Budget Discussion – The board reviewed 2021 budget options. A roof replacement bid will be obtained next summer. Dave made a motion to approve the 2021 budget that included a 5% dues increase. Of this increase, 2.2% will be placed into the Operating to cover day-to-day expenses and 2.8% will be placed into Reserves. Jeff seconded, and the motion carried. Deb will edit capital plan and send it with the annual meeting notice. This will be sent to the board for approval along with the annual meeting cover letter.

V. Managing Agents Report

A. Completed Items

- i. Operating surplus from 2019 transferred into Reserves
- ii. Staining of all buildings is complete
- iii. Siding replaced as needed
- iv. Asphalt crack fill and seal coat complete
- v. A building domestic boiler replaced
- vi. Hot tub code changed on May 1
- vii. Annual fire extinguisher inspection complete
- viii. Wood on planter by Wendy's entrance has been repaired
- ix. Communicated with owner of A3 regarding tenant parking

- x. Neils Lunceford has pruned the trees and bushes as needed
- xi. Small screen in window well by A1 was replaced
- xii. Wood on hot tub building fence was replaced
- xiii. Dumpster door hinge was repaired – SRG will put a closing hinge on the door.
- xiv. Brown areas of grass have been seeded
- xv. Annual Fire sprinkler inspections complete
- xvi. Flow switch in buildings A and C replaced
- xvii. Interior damage in B1 due to common pipe leak was repaired
- xviii. Sealed roofs of A and C building so that critters could not enter building

B. Pending Items

There were no pending items to report

C. Report Items

There were no report items

VI. Motions via Email

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

- 4/23/20 – Approval of hot tub regulator installation
- 5/23/20 – Approval of siding replacement
- 6/2/20 – Fire sprinkler repairs approved
- 6/7/20 – Approval of rodent proofing C building roof
- 6/24/20 – Concrete replacement not approved
- 7/9/20 – Roof on A building approved for rodent proofing

Dave 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 Meeting Notice Review – The board approved the annual meeting notice with changes to the cover letter and the addition of the revised capital plan.

B. Hot Tub Regulator – this was installed but requires Internet to work properly. Deb will determine if coverage can be obtained from owners in the B building.

A. Next Meeting Date

The next Board of Directors meeting will be held following the annual meeting to elect officers.

B. Adjournment

With no further business, a motion was made a seconded to adjourn at 3:51.

Approved by

Date