



TAMARACK MUNICIPAL ASSOCIATION
Meeting Minutes
July 31st, 2008

I. Call to order

The TMA Board Meeting was called to order at 3:05 PM on July 31st, 2008 in Design Plaza #309, Tamarack Resort by Jean-Pierre Boespflug.

II. Roll call/Establish of quorum

A minimum of 6 board members must be present to establish a quorum. Board Members in attendance:

- Ken Rider
- Rod Meyer
- Mike Drury
- Marie Laure-Frere
- Jean-Pierre Boespflug
- Tom Altman
- Rod Walz
- Jim Spent
- Michael Carey

Board Members in attendance via conference call:

- Doug Dvorak

Executive staff in attendance:

- Tim Flaherty
- Christy Jacobson
- Penny Lancaster
- Beau Frick

Legal representation in attendance:

- Stephen Lord

- III. Homeowner Town Hall Meeting Discussion-** A discussion was started as to how the town hall meeting went that was held prior to the board meeting. The major concerns of the homeowners were heard and a question and answer document will be generated from that meeting. This information will be forwarded to the home owners in an e-mail blast, newsletter and posted on the TMA website under the Forum section in the Questions and Answers section.

A schedule for the Town meetings will be posted in the September Newsletter for the meeting to be held on the second Friday of each month for the remainder of the year.

ACTION ITEM: Post a schedule of Town meetings for the remainder of the year to allow home owners to schedule their calendar for better attendance.

Cabin Committee meetings can be held on the same day if it fits their schedule.

- IV. Lodge Savings Plan-** The Chief Maintenance Engineer for the Lodge at Osprey Meadows (Mike Murphy) presented a Power Point that he had been working over the last year. Displayed were several cost saving measures that had been initiated to save energy. If all the cost saving measures are implemented the lodge can save \$100,640.00 annually.

V. A. Electricity

- i. By lowering light bulb wattage will save costs on bulbs and overall power usage.
- ii. By using fluorescent bulbs- Doug Dvorak suggested calling GE to see if we could possibly test new technology and get a substantial discount on the bulbs this way.

ACTION ITEM: Contact General Electric to inquire about possibly becoming a pilot site for new technology to help alleviate the cost of replacing light bulbs and possibly saving money on electricity.

- iii. Snow melt pumps automated.
- iv. Condenser pump temperature corrected.
- v. Hot water pump to Morels restaurant were set on timers to stop circulating water when not needed. Installing motion sensors to the lights in parking level 2 to save energy costs.

B. Propane

- vi. Reducing the pool temperature and installing a cover was proposed.

A Discussion regarding the propane costs to keep the pool open in the winter took place.

A motion was forwarded to close the pool during the winter months, beginning October 1st, 2008 until the LLC is current with its 2nd and 3rd quarter assessments. The hot water spa will remain open for the winter. When the assessment commitments are covered the issue regarding opening the pools during the winter months will be addressed. The Board approved the motion. Motion passed.

- vii. The installation of water heater controls has been installed to help regulate the boilers at the lodge.
- viii. The Fire pit is currently being used during special events at this time to help curb propane usage. **The Fire pit will follow the special events usage plan until October 15th, when it will be turned off for the winter.**

VI. Collections and Financials

- A. Banking-** Our bank, Community Association Bank, was acquired by the Mutual of Omaha Bank. On the suggestion of our banker, we should acquire a separate tax ID number for the LOMA. Doug, our treasurer agreed that this is a good suggestion. Jim Spenst suggested spreading our monies throughout separate banks to reduce the risk.

ACTION ITEM: Doug Dvorak, Treasurer and Penny Lancaster, Controller will work together to formulate a plan on separating tax id numbers and using multiple banks to reduce risk. The board will vote on a final suggestion.

- B. Collections-** The board thanks the homeowners and staff for all assistance in collections. The three (3) biggest reasons given for withholding dues are:
 - i. Lingered construction related issues
 - ii. Town home roof issues
 - iii. General dissatisfaction with the TMA's communications and transparency

A discussion was had on publishing delinquent homeowner's names to all members of the Association.

Proposal to publish, at the end of August 2008, the names of homeowners and developers who are 90 + delinquent (and have not made prior arrangements) on the TMA website and monthly newsletters, as well as including the names in the Annual Board Meeting packet distributed to all homeowners. The Board approved this motion. Motion passed.

A Proposal was forwarded to send past due accounts to collections one week after posting on the web. The Board approved the motion. Motion passed.

A Proposal was forwarded to not allow homeowners and developers 90 days plus delinquent, including the LLC, to vote at the Annual Board Meeting. The Board approved the motion. Motion passed.

VII. Snow removal- Rod Walz brought up roof snow removal and stated that the board needs to clearly document what roof snow removal entails for the residential communities. Beau Frick reported that early this year the TMA had removed snow from the town home roofs and that it cost the TMA over \$1,000 per unit to do so and that the money was taken out of the BUA. Jean Pierre proposed that we study what it cost for snow removal of roofs. Beau said he would generate a spread sheet showing what it would take to collect funds to clear snow from roofs during heavy snow fall winters. The TMA attorney, Stephen Lord, explained the liability we undertake by offering snow removal for roofs. If it is not done right damage can incurred to individual units during this process. He suggested we inquired from our insurance carrier against negligent contractors and if we are adequately covered against any damages against said contractor if we move in that direction.

ACTION ITEM: Research the insurance coverage already in place for the TMA to make sure it is sufficient for maintenance from contractors.

Develop a spread sheet showing what it would cost to remove snow from the town home roofs during heavy snow fall winters.

VIII. Homeowner Michael Carey was appointed as the Class A Residential Director to replace Matt Burrell.

VIII. Reserve Study

Proposal to pay for a Reserve Study to help the TMA better plan out reserves caveat when other buildings are finished they will be included in the study, as well. The Board approved the motion. Motion passed.

- i. Buddy Hughes from Hughes Reserves presented a Web X software presentation on the program that would be used to track the reserves once the reserve study is completed. Questions were asked to him about references and clientele. Comments were forwarded that implied the reserve study would be started in August and finished in late September to early October.

Jean-Pierre and Jim Spenst left at 5:30.

X. Annual Meeting Review- discussion on Annual Meeting planning.

XI. Golden Bar Town homes- Tim Flaherty offered a presentation on the town home roofs. Marie Laure gave a legal update as to where the legal team was on determining a solution to the damage incurred from the record snowfall of last winter.

ACTION ITEM: Stephen Lord will study what the TMA legal responsibilities & obligations are in relation to the study being performed by Hughes Reserves.

Doug Dvorak left the meeting at 5:55 PM

Golden Bar Town home roof snow removal discussion was tabled until further information is provided by Stephen Lord.

MEETING ADJOURNED AT 6:02 PM.

