

Tamarron Homeowners Association, Inc.
Board of Directors Meeting
Tuesday, April 19, 2022 7:00 p.m.
Via Zoom

MEETING MINUTES

Members Present: Gary Chrzastowski, James Eiermann, Tim Smith, Tom Adams, Joanne Sabbagh
Homeowners: Amal Altoma
Property Management Company: Carole Damon, Capital Realty, Inc.

Meeting was called to order at 7:04 p.m. by James Eiermann

Minutes:

- A. The minutes from the February 15, 2022 board meeting were reviewed. A motion was made to accept the minutes as written.
Motion – Gary Chrzastowski Second – James Eiermann Passes

Financials:

- A. The financials were presented by Board Treasurer, Gary Chrzastowski. Our income and expenses are at 25%. A motion was made to accept the reports as presented.
Motion – Tim Smith Second – Tom Adams Passes
- B. Increase in lawn and landscaping costs – the Board discussed some options regarding covering the increase in lawn and landscaping costs due to contracting with a new company. This is to be discussed more at the next meeting and a letter will go out to homeowners.

Committee & Neighborhood Reports:

- A. Tree Committee – There is a dead tree at 709 Keystone and a request to look at one at 720 Keystone.
- B. Landscape Committee – the new lawn care company cleaned out the circle planter and we received a call from a homeowner that it looks really good. The lawn care crew needs to mulch in “donuts” around the street trees.
- C. Irrigation – they will do the start up in May and then turn the meters off until the HOA is ready for the system to run.
- D. Snow Removal – the company was there today making repairs to yards from the snow plows.
- E. Heights Update – there is a pot hole between 3604 and 3805 Tamarron. We’ll see if the City could patch this when they are there.
- F. Village Update – need to coordinate a day and time for the walk around.
- G. Vista Update – there are streets that need paved. We had an email from a Vista owner that they cut their own lawn and requested the new company not to.

Unfinished Business:

- A. CCRs and Bylaws – we have received about 20 ballots. We'll circulate a list of owners and their contact information to the Board of those who haven't voted. We'll create a flyer for Board members to pass out when they go door to door to collect ballots. It will include a link to the documents on the website and the summary of changes. It was brought to the Board's attention that the parking regulations were left out of the amended Bylaws and this was sent to the attorney. We'll need to plan the Bylaw voting meeting about 60 days after the CCR approval. Tim will check with University Elementary School to see if we can meet there.
- B. 3725 Tamarron – the edging/fence has been moved back to the front foundation corner after a letter was sent by certified mail to the owner.

New Business:

- A. The draft of the Rules and Regs document emailed to the Board for review and input. No response to the document has been received.
- B. New Lawn Care Company – the new company has been quite visible in the neighborhood. They have a good size crew with 20 years' experience.

Exterior Alteration Requests: None

The Board adjourned the meeting at 7:49 p.m. by motion – Tim Smith and seconded by Tom Adams. Motion passed.