

Tamarron Homeowners Association, Inc.
Board of Directors Meeting
Tuesday, February 20, 2018 7:00 p.m.
Capital Realty Group, Inc. – Conference Room

MEETING MINUTES

Members Present: Gary Chrzastowski, James Eiermann, Dave Gentry, Marilyn Gregory, Joanne Sabbagh

Absent: Bill Jones, Andy Manson, Tim Smith, Dave Steele, Debora Tucker
Property Manager - Carole Damon, Capital Realty, Inc.

Meeting was called to order at 7:02 p.m. by Dave Gentry

Election of Officers: Tabled

Homeowners Comments:

Cathy Garber – wanted more information about the Village Common Area and why her Village fees keep increasing. In 2015, there was a meeting held with the Village residents and at that time they indicated they would rather have a yearly dues increase to help fund the reserve account rather than a special assessment. Also, due to the increase in cost of services, monthly fees are increasing. Carole provided a review of the dues increases over the years; a \$20/month increase was added several years ago to build up Village reserves. It was explained that fees are increased for upkeep and replacement and those contracts increase every year. Board can look at reduced services, if residents prefer to keep their costs down. The question was brought up about who pays to maintain the common area behind the Village, all 138 homeowners contribute to its maintenance equally as common area. Cathy also questioned why her dues are \$240 per month when places like Sherwood Green are \$150. Carole explained that is comparing apples to oranges as Sherwood Green has 258 units. A more comparable neighborhood would be Sugarberry with 16 units whose dues are \$220 per month and they do not include irrigation and has less common area.

Ron Thompson – reporting irrigation issues in back of his condo and near the Village sign, requested that watering times be shortened, when water is turned back on. Indicated that the skylight put in his condo still hasn't been caulked. Dave told him to complete a work order form and that he could find the form on the Tamarron website. Registered a complaint about the cost of having security at Board meetings – he indicated he didn't know the person the Board was referring to when security was brought up at the Annual meeting and then he figured out it was because of him. Mr. Thompson said he never threatened Carole or anyone. Still would like to review contracts and was told he could work with Bill to arrange a time to review them.

Minutes:

- A. Motion to approve minutes from December 19, 2017
Motion – James E. Second – Joanne S. Passes

- B. Motion to approve minutes from January 16, 2018
Motion – James E. Second – Gary C. Passes

Financials:

- A. Carole reviewed the financial reports for the Board
Motion to approve the Financials – Marilyn G. Second – James E. Passes

Committee & Neighborhood Reports:

- A. Tree Committee – Dave said they will be starting a list of what trees need to come down.
- B. Landscape Committee – No report.
- C. Heights Update – Several Heights homeowners are asking about who is responsible for taking out the dead fir trees in their back yards – homeowners or University School. Homeowners will need to determine their property lines and go from there.
- D. Village Update – No report.
- E. Vista Update –
- i. Drainage project in the cul-de-sac – Carole will put Mr. Anderson in touch with Juris if he still wants even more rock. Letter will go out to those affected homes explaining that the Board had completed its part (facilitating the work) and any additional rock, etc. would need to be worked out among them.
 - ii. Carole called Mr. Peden again at the City and he will try to get an estimated start date to her for the work behind Alice’s house and Carole will let Alice know as soon as she hears back.

Unfinished Business:

- A. Update to CC&Rs – Should have the first draft of the CC&Rs by March 11th and then the first draft of the Bylaws 2 weeks after that.
- B. Circle Planter Light – Duke put in the wrong lights and will be correcting that as soon as the poles we selected arrive.
- C. Sidewalk Replacement – City will do it in the spring. Request from Mary Peckham that one section at the side of her house be on the list. Gary said he thought it was on the list he submitted, but wasn’t sure if it was on the City’s list.
- D. The front Tamarron sign and No soliciting sign will be up by Friday.

New Business:

- A. The possibility of putting in a security camera at the front entrance to the neighborhood was discussed. The state trooper who attended the meeting as security thought it was a good idea, but said we would need electricity for it, high-speed wi-fi and cloud space – could run about \$150/month, but could be split by all 138 homes.

Meeting adjourned at 8:05 p.m. Motion: Gary C. Second: Joanne S. Passes