



Tamarron Homeowners Association, Inc.  
Annual Meeting Minutes  
February 5, 2019

**The Annual Meeting was held at University Elementary School, Bloomington, IN. and began at 7:02 p.m.**  
**Board Members Present:** Gary Chrzastowski, James Eiermann, Marilyn Gregory, Joanne Sabbagh, Tim Smith, David Steele. **Property Management:** Carole Damon, Capital Realty, Inc. **Absent:** Dave Gentry, William Jones, Andy Manson and Deb Tucker.

**Welcome and Introductions:** Gary Chrzastowski, Board Treasurer, welcomed those in attendance. The Board introduced themselves and the neighborhood they represented. Gary then reviewed the Board Accomplishments from 2018: Duke taking over the circle lights; website update done by Carole; ongoing tree removal; sidewalk replacements mainly paid by the City; the City paying for the drainage issue in the Vista (thanks to Carole); passage of the 9<sup>th</sup> amendment and additional seeding in some areas.

**Quorum:** those present and proxies established a quorum.

**The 2018 THA Annual Meeting Minutes were presented.**

**Motion made by Chuck Bartholomew to approve the 2018 THA Annual Meeting minutes; Second – Carol Scheuer**

**Motion Passed.**

**TREASURER'S REPORT:** The Treasurer's report for 2018 year-end finances was given by Gary Chrzastowski.

**Motion made by Cynthia McBurney to approve the 2018 year-end financial report. Chuck Gregory seconded. Motion passed.**

**2019 BUDGET:** The budget for February 2019 – January 2020 was presented by Gary Chrzastowski.

Gary went over the budget and explained that the increases to the Vista and the Village were mainly related to the increased lawyer fees (related to the CCRs and By-Law revisions), Board meeting security and the Village Reserve increased based on the annual schedule that had been approved previously. Heights fees would increase by \$1, the Vista by \$2 and the Village by \$9. Ron Thompson indicated that he had a complaint about the Board security item. He said he asked property manager in an email if she felt threatened by him and she said no. He indicated he would like her to take a polygraph to see if she was lying. He also said the Board should just buy a Glock handgun and keep it on the table at meetings. He said his perception was that he was not a threat. Gary pointed out to Ron that Ron had previously indicated that none of our security measures would be able to handle Ron's special training. Gary said he would no longer attend meetings if security was not there and Marilyn Gregory agreed. Gary told the group that if the Board ceased to exist there would no longer be lawn care, etc. A homeowner then thanked the Board for their service and that she felt the membership has a commitment to provide security for those representing us and was fine with her dues helping pay for security at the meetings so the Board would feel safe. Ron Thompson said he still didn't think it was necessary. Gary said it would be noted.

Ron Thompson asked why there was no money in the budget for the mole issue. Gary explained that the moles are part of the lawn care contract and they bait for the moles, but the moles are bad everywhere (Gary pays for treatments once a month and he still has moles. Chuck B. pointed out that mole traps aren't effective either. Ron does not think Juris has improved. Several Vista homeowners disagreed and said Juris had definitely improved from last year. Chuck B. also asked the Board to look into an agreement with Juris to do bush trimming in both the front and back yards. He currently pays Juris separately to do his back yard. Joanne S. pointed out that some owners prefer to do their own back yards.

Mrs. Heath asked about getting more mulch and what the landscaping covers. The Board explained the landscaping covers around the unit and trees trimmed near the units.

**OTHER BUSINESS:**

- A. Chuck B. asked how we would discuss items now that the 9<sup>th</sup> amendment was approved and voting will be done electronically (i.e. discussion about the revised CCRs and By-Laws). We will call a special meeting for discussion and will do the same for other issues.
- B. Homeowner was concerned about all the recycling debris that gets left behind with the new City trucks. Gary said to contact the Department of Sanitation and let them know.
- C. Chuck G. pointed out that several of the directional signs in the neighborhood are damaged. Carole said she is working on them.

**Budget vote is taken via ballot: 2019 Budget Passes 19-1**

**The 2019-20 Tamarron Monthly Dues:**

<b>Heights</b>	<b>\$24</b>
<b>Vista</b>	<b>\$143</b>
<b>Village</b>	<b>\$249</b>

**2019 BOARD MEMBERS:** Election was held by ballot with the following members elected:

**Heights**

Gary Chrzastowski [gchrzast@indiana.edu](mailto:gchrzast@indiana.edu)  
 David Gentry [dgentry@att.net](mailto:dgentry@att.net)  
 Marilyn Gregory [mfgregor@indiana.edu](mailto:mfgregor@indiana.edu)  
 Tim Smith [smithtim@indiana.edu](mailto:smithtim@indiana.edu)

**Vista**

James Eiermann [eiermannjames@yahoo.com](mailto:eiermannjames@yahoo.com)  
 Andrew Manson [ajmanson7@gmail.com](mailto:ajmanson7@gmail.com)  
 Joanne Sabbagh [jsabbagh@homefinder.org](mailto:jsabbagh@homefinder.org)  
 David Steele [grampsbuzz@aol.com](mailto:grampsbuzz@aol.com)

**Village**

William Jones [jonesw@indiana.edu](mailto:jonesw@indiana.edu) Deb Tucker [lexusdtdebi@aol.com](mailto:lexusdtdebi@aol.com)

**Motion to adjourn the meeting – Cynthia McBurney Second – Chuck Gregory Motion Passed**

**The meeting adjourned at 7:47 p.m.**