

Tamarron Homeowners' Association, Inc.
Board of Directors Meeting
Tuesday, April 18, 2023 7:00 p.m.
Via Zoom

MEETING MINUTES

Members Present: Gary Chrzastowski, James Eiermann, Joanne Sabbagh, Tim Smith and Dave Steele

Homeowners: Kristie Lofland Brown

Property Management Company: Carole Damon, Capital Realty, Inc.

Meeting was called to order at 7:25 p.m. by James Eiermann

Minutes:

- A. The minutes from the March 21, 2023 regular board meeting were emailed to the Board prior to the meeting. A motion was made to accept the minutes as written.
Motion – Gary Chrzastowski Second – David Steele Passes

Financials:

- A. The financial reports were presented by Gary Chrzastowski, the Board Treasurer. A motion was made to accept the financial reports as presented.
Motion – David Steele Second – Joanne Sabbagh Passes

Committee & Neighborhood Reports:

- A. Tree Committee –
1. We are compiling a list of trees to look at when the weather gets better. The State called and they will not trim the evergreens behind 7
2. C&S Lawn and Landscape submitted a bid to cut back overgrown shrubs in the yards of 3704 and 3716 Tamarron Drive in the Vista. A motion was made to approve the bids.
Motion - Gary Chrzastowski Second – Tim Smith Passes
- B. Landscape Committee – Tim has walked the neighborhood. The circle planter and Village sign need a spring clean-up.
- C. Irrigation – a motion was made to accept the irrigation bid from Nature's Link.
Motion – Tim Smith Second – David Steele Passes
- D. Lawn Care – no report
- E. Heights Update – Duke has replaced the underground line to the street lights at 3624 and 3626 Tamarron Drive. All the new handicap sidewalk ramps have been installed in the Heights by the City.
- F. Village Update – no report.
- G. Vista Update – the State won't trim the evergreens behind 707 Keystone as they believe the developer planted them. They did not verify the property lines from their survey a few years ago.

Unfinished Business:

- A. Rules and Regs – Gary likes the document. Believes we need to add language about conduct at meetings from the amended CCRs and Bylaws.
- B. Investment Policy – tabled.
- C. Fiber Installation – we are making a list of damage caused by the fiber installation. The main line that feeds the light on the south entrance sign was destroyed and 60 feet of new line had to be run at the cost of \$1537.3624 and 3628 Tamarron Drive street lights are out and the order is still pending with Duke who will have to replace the underground line. We believe the line was damaged during the fiber installation.

New Business:

- A. Composting and leaf removal – an owner called to say that she is concerned if neighbors start composting as it will draw unwanted animals. She is also concerned that the City will no longer pick up leaves in the fall.
- B. 4th of July parade – so far we do not have any volunteers to help with the parade. Kristie said she would help.

Exterior Alteration Requests: None

Other Business: None

The Board adjourned the meeting at 7:46 p.m. by motion – Gary Chrzastowski and seconded by David Steele. Motion passed.

Exterior Alteration Requests: The following requests were approved via email by the Board.

- A. 3805 Tamarron – request to add 16' x 12' section to the deck – Approved
- B. 3618 Tamarron – replace and extend current deck – Approved
- C. 3724 Tamarron – add boxwoods and arborvitae to exterior – Approved with the caveat that the arborvitae not to plant too close to the foundation.