

Tamarron Homeowners' Association, Inc.
Board of Directors Meeting
Tuesday, June 18, 2024 7:00 p.m.
Zoom

MEETING MINUTES

Members Present: David Steele, Bill Jones, James Eiermann, Gary Chrzastowski, Dave Gentry

Homeowners: Judy Spector and Jessie Waymire

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

Meeting was called to order at 7:05 p.m. by James Eiermann

Homeowner Comments:

- A. Jessie Waymire asked about the repair to the brick pillar going into the Vista. Gary said 3 of the 4 need to be rebuilt. The funds were shy when the repairs caused by AEG had to be paid out but we should be able to make the repairs soon.
- B. Judy Spector asked about repaving her cul-de-sac (north cul-de-sac 3614-3624 Tamarron Dr.). She said the streets are crumbling. The Board will look at the street and see what needs to be done. The Board will also need to discuss how to handle the repaving of the 4-5 cul-de-sacs as they are shared driveways and how the costs will be shared.

Minutes:

- A. The minutes from the May 21, 2024 regular board meeting were reviewed. A motion was made to accept the minutes.
Motion – Bill Jones Second – Dave Steele Passes

Financials:

- A. The financial reports were presented by Gary Chrzastowski, Board Treasurer. He noted that the HOA is still incurring legal expenses related to the fiber optics installation. A motion was made to accept the financial reports as presented.
Motion – Dave Steele Second – Bill Jones Passes

Committee & Neighborhood Reports:

- A. Tree Committee – Dave Steele looked at the tree at 3723 Tamarron and did not find a dead one. James will look and see if he sees a dead tree there. A bid was presented to remove a tree behind 3676 at \$3,500 including stump removal.
Motion - Gary Chrzastowski Second – Dave Gentry Passes
- B. Landscape Committee – tabled
- C. Irrigation – there are currently 20 houses up and running. Still waiting for AEG to make repairs from the November 2023 damage for the entire system to be operational.

- D. Lawn Care – a Vista owner thought the mowers had hit a cooper line from her AC unit to the house. After reviewing pictures it was determined the line couldn't have been hit by a mower as it was between the unit and the house. The hole appeared to be erosion.
- E. Heights Update – the Heights section is looking good, the representatives have not received any complaints from neighbors.
- F. Village Update – walk around repairs – Bill asked about the swale next to his unit. This will be done once the tree is removed and either the irrigation is started and can water the area or when rain is predicted.
Insurance – the statement of values for the Village were reviewed for the renewal. The agent was asked to find out the difference in premium for the Village with the deductibles of \$2500 vs. \$5000.
After the meeting the agent emailed that the difference in property premium which includes the Village units, signs and irrigation would be \$213 less if going with the \$5000 deductible vs. \$2500. A motion was made to stay with the \$2500 deductible. The motion passed by email vote.
- G. Vista Update – Dave Steele noted some of his neighbors missed the annual garage sale and asked for an additional notification be sent out 2 weeks prior to the sale next year.

Unfinished Business:

- A. Rules and Regs – tabled.
- B. Investment Policy – tabled
- C. Fiber Lines – the settlement agreement for the first round of damage has been signed by Tamarron and now we are just waiting for the insurance company to accept it and send a check.
- D. Pillar – there are two bids from last year to repair to the Vista pillar. A motion was made to re-brick 3 of the 4 pillars, install new limestone caps on all four pillars; clean and reuse the current limestone name plates.
Motion – Dave Gentry Second – Dave Steele Passes

New Business:

- A. Flags for 4th of July - Gary has purchased new flags to put around the circle planter for the 4th of July. A motion and second was made to reimburse Gary for the flags.

Exterior Alteration Requests: None

The Board adjourned the meeting at 8:09 p.m. by motion – Dave Gentry and seconded by Bill Jones. Motion passed.