

**Tamarron Homeowners' Association, Inc.**  
**Board of Directors Meeting**  
**Tuesday, August 19, 2025 7:00 p.m.**  
**Zoom**

**MEETING MINUTES**

Members Present: Gary Chrzastowski, James Eiermann, Bill Jones, Tim Smith, Dave Steele and Jessie Waymire

Homeowners: None

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

Meeting was called to order at 7:06 p.m. by James Eiermann

Minutes:

- A. The minutes from the June 30, 2025 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 – Tim Smith                      Passes

Financials:

- A. The financial reports were presented by Board Treasurer, Gary Chrzastowski. A motion was made to accept the financials as presented.  
Motion – Bill Jones                      Second – Dave Steele                      Passes
- B. Small claims hearing – the small claims hearing for the delinquent account is scheduled for Tuesday, September 16<sup>th</sup> at 1:00 p.m. via Zoom.

Exterior Alterations Requests: None

Committee & Neighborhood Reports:

- A. Tree Committee – Dave has looked at the list of trees the homeowners have submitted. Trees that should be removed are at 3640, 3610, 3624, 3636, 3632 Tamarron and the willow in common area at the end of Callery Court. Trees that need trimming are at 3674, 3655, 3685, 3657 Tamarron; 713, 733 Keystone, 3804, 3810 Callery Court and the pine tree in the common area behind 3804 Callery Court. The pine trees along 3841 Tamarron are not on common area; the tree trees between 3688/3886 are not a priority for removal.
- B. Landscape Committee –Board members met with Nature's Link prior to the Village walk around and agreed for them to start thinning out the shrubs in the circle planter.
- C. Irrigation – the irrigation system should be working except for one area where there is a break in the line.
- D. Lawn Care – the lawn care company applied an extra round of post emergent to help with the crab grass this year.
- E. Heights Update – with all the rain the grass is staying green. Several houses need power washed. The planter at 3810 Callery Ct. was discussed, as the current configuration is not compliant with the original approval, no additional garden or fence will be allowed.

- F. Village Update – 3685 Garage Door – the issue of the non-approved and non-matching garage door was discussed again. If the non-compliant Owner will not bring their door into compliance, they need to cover the cost of a new door for the adjoining unit or cover the cost to make the adjoining unit's door match 3685. The owner of 3685 will also need to make any subsequent owner of unit aware that they will be responsible for the garage door, not the HOA.
- G. Vista – there are still three spots where water stands in the road after the City installed new asphalt. We'll send another email to the City.

#### Unfinished Business:

- A. Rules and Regs – tabled.
- B. 3644 Tamarron Rental Hardship – the rental hardship granted for this property expired June 30, 2025. The Board attorney has sent the Owner a letter requiring them to bring the property into compliance by October 15, 2025.

#### New Business:

- A. Picnic– the bid from Butcher's Block was reviewed. It was decided to cut the number of hot dogs in have. Tim will contact the new principal of University Elementary about using the shelter for the picnic.
- B. Street Tree Trimming – the street tree branches need trimming. We emailed the City and they said they will trim the branches this year.
- C. Power Washing - as multiple houses need power washing, we will coordinate this with the Owners and Power Washer Plus. We'll send out a survey and those that want their house power washed can sign up. The HOA will coordinate the list with PWP and bill the Owners.

#### Homeowner Comments:

- A. Beth Williams 3643 Tamarron asked the Board about replacing her front door as the sidelights are foggy. Gary did not think they looked foggy during the walk around but will take another look. Beth also asked about the edging, if it could be done less frequently or not so deep. The edging weekly is part of the lawn care contract. The Board can review this for next year and talk to the company about how deep it is in some spots.

The Board adjourned the meeting at 8:26 p.m. by motion – Jessie Waymire and seconded by Bill Jones. Motion passed.