

**Tamarron Homeowners Association, Inc.**  
**Board of Directors Meeting**  
**Tuesday, August 23, 2022 7:00 p.m.**  
**Via Zoom**

**MEETING MINUTES**

Members Present: Tom Adams, Gary Chrzastowski, James Eiermann, Bill Jones, Andy Manson and Dave Steel

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

Meeting was called to order at 7:04 p.m. by James Eiermann

**Minutes:**

- A. 1. The minutes from the July 19, 2022 regular board meeting were reviewed and discussed. A motion was made to accept the minutes as written.  
Motion – Bill Jones                      Second – Dave Steele                      Passes
2. The minutes from the July 19, 2022 executive meeting were reviewed. A motion was made to accept the minutes as written.  
Motion – Bill Jones                      Second – Tom Adams                      Passes

**Financials:**

- A. The financial reports were presented by Gary Chrzastowski. There was discussion regarding investing some of the reserves. A motion was made to accept the reports as presented.  
Motion – Tom Adams                      Second – Dave Steele                      Passes

**Committee & Neighborhood Reports:**

- A. Tree Committee
1. Bids for tree removal at 3644 Tamarron were presented. A motion was made to accept the bid from Blue Stone to remove the dead cherry and trim the hickory tree hanging over the house.  
Motion – Tom Adams                      Second – Dave Steele
2. We will get pricing on other tree removal in the neighborhood from Blue Stone once the tree committee compiles a list of trees from the request turned in from homeowners.
3. C&S Lawn and Landscaping will start trimming the street trees. Their bid is \$1,800.
- B. Landscape Committee – a bid was submitted from Artisan Masonry to replace the brick and limestone caps at the circle planter. This was voted on by email and the work was approved.
- C. Irrigation – there have not been any complaints lately.
- D. Lawn Care – there are a lot of lawns in the Vista that are eroded and bare dirt. C&S has sprayed for nut sedge which will turn the tips of the grass brown but this will be cut with the weekly mowing and the lawns will look green. Dave Steele would like the mole traps re-set at 3678 and 3674 Tamarron Drive.

- E. Heights Update – things are good in the Heights. Wish some owners would take more pride in their yards than just mowing.
- F. Village Update – walk around repairs are starting. Bill asked about the erosion between his unit and the Zuppann's. As he would like sod installed this will have to be done in the fall.
- G. Vista Update – things are going fine. The owner of 707 Keystone is not keeping her dog on a leash and it is becoming an issue.

Unfinished Business:

- A. CCRs and Bylaws – Tim, James and Carole had a meeting with the Board attorney, Greg Lauer. Greg will draft language for the voting extension which will be 60 days from mailing.
- B. Rules and Regs – tabled until CCRs and Bylaws are passed.
- C. Picnic – Tim has secured the shelter at University Elementary School for the picnic. Vine Street BBQ said they won't know until September if they will be able to cater the Picnic. It was unanimous to go with Butcher's Block. We'll add more veggie and hamburgers to our order. Homeowners will be asked to bring chips, sides and desserts. Professional Golf Cart will deliver a 6 person cart for \$300 for the day to shuttle owners from the parking lot to the shelter. Master Rental cannot deliver tables and chairs so we will check with Southside. We'll put sign up at the entrance to the neighborhood letting owners know about the change in location and at the school on the day of the picnic.

New Business: None

Exterior Alteration Requests: None

The Board adjourned the meeting at 8:18 p.m. by motion – Bill Jones and seconded by Gary Chrzastowski. Motion passed.