

Tamarron Homeowners' Association, Inc.
Board of Directors Meeting
Tuesday, June 30, 2025 7:00 p.m.
Zoom

MEETING MINUTES

Members Present: Tom Adams, Gary Chrzastowski, James Eiermann, Dave Gentry, Bill Jones and Tim Smith

Homeowners: Ray Golarz, Beth Williams, Kristie Brown

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

Meeting was called to order at 7:03 p.m. by James Eiermann

Homeowner Comments:

- A. Ray Golarz – Ray brought to the attention of the Board a drainage issue between his lot and the one to the west. His lot sits higher than his neighbor, Tim Smith's lot. The builder installed a drainage system to help with the run off and it is no longer working. Tim commented that where the system outlets may have been damaged by AEG when the fiber line was installed.
- B. Beth Williams said her irrigation is not working yet. The lawn crew is making the edging too wide along her sidewalk and last year she fell. She would like the Board to look at the edging during the walk around. She asked about her front door and it's on the list for the Board to look at during the walk around.
- C. Kristie Brown asked about removing the tree in her yard. It is on the tree committee's list, we believe they looked at the wrong tree due to how her house sits. She said there's a tree across the street that looks to have the same disease. She asked about replacing the corner street sign in her yard. That is on the agenda for the Board to discuss tonight

Minutes:

- A. The minutes from the May 20, 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 – Tim Smith Second – Dave Gentry Passes

Exterior Alterations Requests: None

Committee & Neighborhood Reports:

- A. Tree Committee – we have heard from 7 owners regarding trees being removed and the tree committee will start evaluating the trees.

- B. Landscape Committee – Tim the circle planter still needs some help. The landscape company was asked to thin out the circle planter but instead they sent over a plan to redesign the planter. We will meet with them to go over thinning. The deer have eaten the roses at the Village sign.
- C. Irrigation – there is a large tree root wrapped around a control box and the box is not functioning. Nature's Link does not want to cut the root of the tree as they believe it is the main tree root and the tree will likely fall. The Board will meet onsite during the walk around to look at the issue.
- D. Lawn Care – shrub trimming in the Vista and Village is starting.
- E. Heights Update – Dave reported the City street trees need trimming over the sidewalks and into the street. We will get some pricing to do this.
- F. Village Update –
 - i. Bill has a list of items to add to the walk around. The walk around is scheduled for Tuesday, July 15th at 2:00 p.m.
 - ii. the Board reviewed the 2025 statement of values for the Village which renews on July 1st. Gary thought the values for the units with a finished basement may be a little low. We'll include wording in the letter that goes out to the Owners for them to review the value and let us know if they want it raised.
 - i. 3685 Garage Door – this issue has been turned over to the Board attorney who sent the Owner a letter giving them 30 days to paint the garage door or the HOA will have it painted.
- G. Vista – James reported the Vista is looking good. A replacement tree behind 703 Keystone was discussed as it backs up to the entrance. It was suggested to install a Big Boy Arb to give more screening. Gary suggested having a landscaper give an opinion on what trees would work best along the entrance as the evergreens will all need to be replaced in 5-8 years. They are so close together that the bottom branches don't get light and die.

Unfinished Business:

- A. Rules and Regs – tabled.
- B. 3644 Tamarron Rental Hardship – the rental hardship granted for this property expires June 30, 2025. The Owner has not submitted a written request to extend the rental. The Board voted not to extend the hardship. A letter will be sent to the Owner reminding them the rental term is now expired.

New Business:

- A. Signs – there are quite a few address/number signs damaged at the corners of the cul-de-sacs. The Board decided with GPS the signs are no longer needed and should be removed.

Executive Session: The Board went into Executive Session to discuss the properties in collections. One has paid off their balance and the other has sent in a payment

The Board adjourned the meeting at 8:24 p.m. by motion – Dave Gentry and seconded by Tom Adams. Motion passed.