



Tamarron Homeowners Association, Inc.  
Annual Meeting Minutes  
January 25, 2022

**The Annual Meeting was held via Zoom and began at 7:00 p.m.**

**Board Members Present:** Gary Chrzastowski, James Eiermann, Andy Manson, Bill Jones, Tom Adams, Tim Smith and Joanne Sabbagh

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

**Welcome and Introductions:** James Eiermann, Board President, called the meeting to order at 7:30 p.m. and welcomed those in attendance. The Board and homeowners introduced themselves.

**Quorum:** A quorum was established with 17 properties represented in the meeting and 7 proxies received prior to the start of the meeting.

**The 2021 THA Annual Meeting Minutes:** The minutes from the 2021 annual meeting were sent to the owners prior to the meeting in the annual meeting notice packet. They were shared on the screen with those in attendance. A motion was made to accept the minutes as written.

**Motion – Tom Adams**

**Second – Gary Chrzastowski**

**Motion Passes**

**Treasurer's Report:** Gary Chrzastowski, Board Treasurer, gave the 2021 year-end report. The biggest expense of the year was snow removal which was almost double the line budget. We replaced the lights in the entrance boulevard as our only capital improvement expense for the year 2021. A motion was made to approve the Treasurer's report.

**Motion – Tim Smith**

**Second – Andy Manson**

**Motion Passes**

**2022 Budget:** The budget for February 2022 – January 2023 was presented by Gary Chrzastowski. Gary asked questions from the membership.

**The 2022-2023 Tamarron Monthly Dues:**

Heights	\$25
Vista	\$146
Village	\$265

A motion was made to approve the 2022-2023 Budget.

**Motion – Bill Jones**

**Second – Andy Mason**

**Motion Passes**

**Election of the 2022 Board of Directors:** Nine Owners were nominated to the Board. A motion was made to elect the following Owners to the Board.

**Motion – Gary Chrzastowski**

**Second – Tom Adams**

**Motion Passes**

**Heights**

Gary Chrzastowski [gchrzast@indiana.edu](mailto:gchrzast@indiana.edu)

David Gentry [dgentry@att.net](mailto:dgentry@att.net)

Tim Smith [smithtim@indiana.edu](mailto:smithtim@indiana.edu)

**Vista**

James Eiermann [eiermannjames@yahoo.com](mailto:eiermannjames@yahoo.com)

Andrew Manson [ajmanson7@gmail.com](mailto:ajmanson7@gmail.com)

Joanne Sabbagh [joannecarrie@att.net](mailto:joannecarrie@att.net)

David Steele [grampsbuzz@aol.com](mailto:grampsbuzz@aol.com)

**Village**

William Jones [jonesw@indiana.edu](mailto:jonesw@indiana.edu)

Thomas Adams [adamsth218@yahoo.com](mailto:adamsth218@yahoo.com)

**Other Business:** None

**Homeowner Comments:**

- A. Linda Heath asked if the streets in Tamarron were going to be repaved this year. We will talk with the City about their schedule.
- B. An update was given on the restated CCRs and Bylaws. The CCRs and ballots will be going out soon. Once the restated CCRs are voted on we'll have a meeting for the Bylaws.
- C. Linda Heath thanked the Board for their work and the Board thanked Linda for her support.

**A Motion was made to adjourn the meeting at 7:45 p.m. by Tom Adams and seconded by Bill Jones.  
Motion Passed**