



## Tamarron Homeowners Association, Inc.

### Annual Meeting Minutes

January 23, 2018

**The Annual Meeting was held at University Elementary School, Bloomington, IN. and began at 7:03 p.m.**  
**Board Members Present:** Gary Chrzastowski, James Eiermann, Marilyn Gregory, William Jones, Andy Manson, Joanne Sabbagh and Debra Tucker. **Property Management:** Carole Damon, Capital Realty, Inc.  
**Absent:** Dave Gentry, Tim Smith, and David Steele

**Quorum:** those present and proxies established a quorum.

**Welcome and Introductions:** William Jones, Board President, welcomed those in attendance. The Board introduced themselves and the neighborhood they represented.

**The 2017 THA Annual Meeting Minutes were presented.**

**Motion made by Chuck Bartholomew to dispense with reading the 2017 Annual Meeting minutes and was seconded by Tom Tucker. Motion passed.**

**Motion to approve the 2017 THA Annual Meeting minutes made by Tom Adams; Second – Ray Golarz Motion Passed.**

**TREASURER'S REPORT:** The Treasurer's report for 2017 year-end finances was given by Gary Chrzastowski.

Ray Golarz asked about the Board security line that was new. Bill explained that we had a homeowner who would attend meetings and display belligerent behavior and was antagonistic to the property manager. For the Board and Property Manager's safety, we started having security attend both the monthly board meetings and the annual meeting. One homeowner asked if we needed to have our attorney obtain a restraining order against this individual. Another commented that it was probably cheaper to have security attend vs. lawyer fees to get a restraining order. A few homeowners expressed regret that the Board had to deal with something like this and that the Board should not be vulnerable when we have our meetings. Another Homeowner asked if there is insurance protecting the Board and could we take legal action if necessary. Bill said we do have insurance.

The next question was about increased costs for the neighborhood picnic. Gary explained we had one homeowner who had us go to the City for permission to close the road for the picnic. As a result, we had to get barriers and have the tent/chairs removed immediately after the picnic that increased our costs with Master Rental. Chuck Bartholomew made the suggestion to move the picnic to Keystone common area. Board said it would look into that.

A question was asked about landscaping and what is considered "common area". Gary said the entryway, circle area and three other plots of land in the neighborhood. Homeowner asked if the Vista has to pay for their mulch like the Village does. Gary explained the Vista does not get mulch, so they do not pay for it. Homeowner asked about the sprinkler system and would it be replaced, it wasn't working in her Vista lawn. Gary explained the cost of replacing was very expensive and there was not enough money in reserves to cover it, so we have been repairing instead. When the sprinkler system is turned on in the spring, the Board will have Jason check her yard to see what's wrong. Homeowner asked about snow removal and why it took so long this time. Carole explained that the ice complicated removal, but it was noted by other homeowners that when Juris's group came out they worked very hard on it and even stayed very late to finish. Village homeowner then asked if we were aware that any budget line moves over \$5k required approval from the homeowners. Board said they would look into that. **Motion made by Chuck Bartholomew to approve the 2017 year-end financial report. Diane Castellan seconded. Motion passed.**

**2018 BUDGET:** The budget for February 2018 – January 2019 was presented by Gary Chrzastowski.

Gary went over the budget and explained that the increases to the Vista and the Village were mainly related to the increased cost in the lawn care contract and Village dues were increased by an additional \$5/month to increase funds in the Village reserves. A homeowner asked about the lawn care contract and Gary explained

that we had solicited bids and received four; Juris was the lowest at \$70k. The next lowest bids would have increased the dues for the Village and the Vista by about \$50. Juris was given a 1 year contract since there had been Homeowner complaints about his service. He will have this year to improve. Homeowner asked if the Board could help him connect with Juris or other reliable vendors to do work around his home that he intended to pay for. Suggestion was made to put up a bulletin board on the Tamarron website where homeowners could recommend people/companies, etc.

Homeowner asked what happened to the entryway sign. Board explained a man swerved to avoid a deer and we were working with his insurance to get it replaced.

Homeowner asked about the mailbox survey and the Board told him the majority of homeowners still wanted individual mailboxes rather than cluster boxes.

A Village homeowner asked why the Village Reserve needed to be increased. Gary explained we were following the schedule of Village increases that had been agreed upon in 2015. Bill also pointed out that current reserves came to about \$2k per unit and that is not enough to cover if there was a significant problem in the unit. The Board also explained that the Village insurance increase was going to be smaller than we originally thought. A Village homeowner wants an explanation as to how her fee has increased so much since she moved here. **Tom Tucker made a motion requesting a report from the Board as to why their costs have increased so much over the years. Ron Thompson seconded. Motion passed.**

**Motion to approve the 2018 Budget Ray Golarz– Second – Tom Tucker  
2018 Budget Motion Passes by ballot vote (29-3).**

**The 2018-19 Tamarron Monthly Dues:**

Heights	\$23
Vista	\$141
Village	\$240

**2018 BOARD MEMBERS:** Election was held by ballot with the following members elected:

**Heights**

Gary Chrzastowski [gchrzast@indiana.edu](mailto:gchrzast@indiana.edu)  
David Gentry [dgentry@att.net](mailto:dgentry@att.net)  
Marilyn Gregory [mfgregor@indiana.edu](mailto:mfgregor@indiana.edu)  
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 [jsabbagh@homefinder.org](mailto:jsabbagh@homefinder.org)  
David Steele [grampsbuzz@aol.com](mailto:grampsbuzz@aol.com)

**Village**

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

Debra Tucker [lexusdtdebi@aol.com](mailto:lexusdtdebi@aol.com)

**OTHER BUSINESS:**

- A. CC&R revisions – working with the Board's lawyers and as soon as we have a draft, it will be shared with all homeowners for review/feedback. Changes will be highlighted. Homeowner asked if the By-laws address trash cans left out at curb. Board agreed it is.
- B. Vista Drainage Project (the slope in this Vista cul de sac was catching a lot of rainfall and yards were eroding. Working with the nine affected homeowners, the Board facilitated/paid for the repair and they all agreed to split the cost and reimburse the Association– Homeowner, Jeremy Anderson, one of 9 homeowners affected by this issue asked about the 1 patch of the repair that was not covered because utility lines were underneath. He wanted to know who signed off on the completion of the project that it was done satisfactorily. Gary indicated we had the plan from a structural engineer and that we had followed his plan except that he proposed riprap for the whole thing and several homeowners agreed to pay extra for decorative stone in some places. The Board accepted a bid from Juris and he actually did

more than requested. A homeowner pointed out that we should have had a civil engineer look at it, not a structural engineer. Mr. Anderson feels the work is not complete and will follow up with the Board.

C. Items from the 2017 Annual Meeting

A. Ray Golarz – asked again, what can be done about speeding in the neighborhood by homeowners. He said he did talk to the police as the Board had advised him last year and they said he needed to have the Board deal with it. The police said they can come sit and wait during the times the offender comes through (usually 4-6pm) or the Board can advise neighbors that if it continues, we may need to install speed bumps. Carole indicated to Ray that if he knew who it was and give his name to Carole, she would be willing to email him and let him know it has been reported to both the Board and the police. Board will also send something out to all homeowners about speeding in the February mailing. Carole also advised again that any neighbor who witnesses it should go to the City's website, go to their "You report" button, and submit a complaint. The Board can ask police to step-up their patrols through Tamarron, but as one homeowner pointed out they may have more important things to do than catch speeders in Tamarron. Ray wanted the Board to be aware and that per the police, if an accident were to happen, the Board could be considered responsible since the issue had been reported to them.

**Motion to adjourn the meeting – Chuck Bartholomew    Second – Tom Tucker    Motion Passed**

**The meeting adjourned at 8:34 p.m.**