

Tamarron Homeowners' Association, Inc.
Board of Directors Meeting
Tuesday, December 13, 2023 4:00 p.m.
Capital Realty, Inc. Conference Room

MEETING MINUTES

Members Present: Tom Adams, Gary Chrzastowski, David Steele, Bill Jones, James Eiermann

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

Meeting was called to order at 4:12 p.m. by James Eiermann

Minutes:

- A. The minutes from the October 17, 2023 regular board meeting were reviewed. The date in the heading needs to be corrected. A motion was made to accept the minutes with the corrected date.

Motion – Gary Chrzastowski Second – Bill Jones Passes

Financials:

- A. The financial reports were presented by Board Treasurer, Gary Chrzastowski. There are two homeowners with delinquent accounts passed 90 days and they have been sent collection letters with payment due or a payment plan by the end of December. A motion was made to accept the financial reports as presented.

Motion – Tom Adams Second – Dave Steele Passes

- B. 2024 Budget – Gary presented the proposed budget for 2024-2025 with Vista and Village dues rising by \$1 per month per unit. A motion was made to accept the proposed budget for presentation to the members at the annual meeting

Motion – Bill Jones Second – Tom Adams Passes

Committee & Neighborhood Reports:

- A. Tree Committee – will try to start tree removal in the spring, we may have to borrow from Vista reserves until the HOA is repaid by AEG.
- B. Landscape Committee – no report
- C. Irrigation – the irrigation system has been damaged again by AEG when they moved fiber lines in November. We won't know how much damage has been done until the system is started in the spring. We do know the electrical lines to the clocks on Keystone Court have been damaged.
- D. Lawn Care – leaf removal is complete.
- E. Heights Update – things are going well in the Heights. Some owners could do more leaf removal and power washing.
- F. Village Update – the swale is muddy and there is some bare ground in the common area. The lawn crew needs to mark the areas that are seeded and strawed so they are not mowed over until the grass can take.
- G. Vista Update – evergreens on Keystone need trimmed.

Unfinished Business:

- A. Rules and Regs – tabled.
- B. Investment Policy – tabled
- C. Fiber Lines – still working with AEG for reimbursement on repairs.

New Business:

- A. Board Size – we are having issues establishing a quorum for meetings. The Board may want to consider looking at the make-up or number of members.

Exterior Alteration Requests: None

The Board adjourned the meeting at 4:59 p.m. by motion – Gary Chrzastowski and seconded by Bill Jones. Motion passed.