

**Tamarron Homeowners Association, Inc.**  
**Board of Directors Meeting**  
**Tuesday, February 21, 2023 7:00 p.m.**  
**Via Zoom**

**MEETING MINUTES**

Members Present: Tom Adams, Gary Chrzastowski, Dave Gentry, James Eiermann, Bill Jones, Joanne Sabbagh, Tim Smith and Dave Steele  
Homeowners: Jessie Waymire, Joyce Clafin  
Property Management Company: Carole Damon, Capital Realty, Inc.

Meeting was called to order at 7:01 p.m. by James Eiermann

**Election of Officers:**

- A. The following slate of officers was nominated:
- |                               |                                  |
|-------------------------------|----------------------------------|
| President – James Eiermann    | Vice President – Dave Steele     |
| Treasurer – Gary Chrzastowski | Secretary – Tom Adams            |
| Motion – Gary Chrzastowski    | Second – Dave Gentry      Passes |

**Minutes:**

- B. The minutes from the December 13, 2022 regular board meeting were emailed to the Board prior to the meeting. A motion was made to accept the minutes as written.
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| Motion – Bill Jones | Second – Gary Chrzastowski | Passes |
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**Financials:**

- A. The financial reports were presented by the Board Treasurer, Gary Chrzastowski. As we are in the first month of the fiscal year, we have few expenses and our balance sheet is in good shape. A motion was made to accept the financial reports as presented.
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| Motion – Tim Smith | Second – Bill Jones | Passes |
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**Committee & Neighborhood Reports:**

- A. Tree Committee – once the trees have budded out, we'll proceed with the next round of tree removal with Blue Stone Tree Services from the tree request left from 2022. We have not heard from the State regarding the pine trees along 10<sup>th</sup> Street.
- B. Landscape Committee – the entrance sign looks good. If you see anything that needs attention, let Tim Smith know.
- C. Irrigation – we'll need to see if there is any damage to the irrigation lines from the fiber optic cable installation when the system is turned on.
- D. Lawn Care – pre-emergent will go down in the next two weeks and spring clean-up will follow after that.
- E. Heights Update – neighbors had utility lines cut during the fiber optic cable installation. The contractor, Y Com, is supposed to come back and work on the

yards. There is a fence going up without approval, Carole has contacted the new owners.

F. Village Update – things are fine.

G. Vista Update – everyone seems to be happy. One owner continues to let their dog out without a leash and it goes in the neighbor's yards.

#### Unfinished Business:

A. Rules and Regs – the Board will revisit the Rules and Regs now that the CCRs and Bylaws have passed.

B. Investment Policy – CD rates are around 4%. We'll call local banks to get rates.

C. Fiber Optics – we'll need to follow up with regarding lawn repairs and possibly irrigation repairs.

#### New Business:

A. Lights – there are a lot of yard lights out in the neighborhood. Some lights may need a new photo cell. We'll include this issue in the newsletter

B. Newsletter – items to include fiber installation damage to be reported to the HOA, lights, garage sale will be June 10<sup>th</sup>, Picnic October 7<sup>th</sup>, info about the CCRs and Bylaws passing and if anyone wants a copy to contact HOA (copy will be free to owners).

C. Garbage cans – garbage cans in front of garages are an issue. Owners will receive one notice and if they continue to be out they will receive a \$25 fine.

D. Entry Boulevard – Dave Gentry would like for some top soil to be brought in and seed and straw. Dave volunteered to go on the Landscape committee in May 2023.

E. Joyce Clafin said the mailboxes by her house are tilting.

F. 3624 - 3628 Tamarron Street Lights out – Duke has to run a new line for the street lights here. We've contact Duke 3 times and they say the work is pending.

Exterior Alteration Requests: 3843 Tamarron – request to install fence. The Board approved the request by email.

The Board adjourned the meeting at 8:17 p.m. by motion – Bill Jones and seconded by Dave Gentry. Motion passed.