

Tamarron Homeowners Association, Inc.
Board of Directors Meeting
Tuesday, December 15, 2020 7:00 p.m.
Via Zoom

MEETING MINUTES

Members Present: Gary Chrzastowski, Marilyn Gregory, Tim Smith, James Eiermann, Dave Steele, Joanne Sabbagh
Property Management Company: Carole Damon, Capital Realty, Inc.

Meeting was called to order at 7:01 p.m. by Marilyn Gregory

Minutes:

- A. The minutes from the November 17, 2020 board meeting via Zoom were reviewed. A motion to approve the minutes was made.
Motion – James Eiermann Second – Dave Steele Passes

Financials:

- A. The financial reports were present by Board Treasurer, Gary Chrzastowski. A motion was made to accept the reports as presented.
Motion – James Eiermann Second – Tim Smith Passes

Exterior Alteration Requests: None

Committee & Neighborhood Reports:

- A. Tree Committee – the trees are dormant until spring. There are no issues at this time.
B. Landscape Committee – neighborhood looks good for this time of year.
C. Heights Update – leaf collection by the City has started.
D. Village Update – the swale still needs to be completed. Juris said the ground is too soggy at this time and it either has to freeze or may have to wait until spring.
E. Vista Update – lawn care has looked good this year.

Unfinished Business:

- A. CCRs and Bylaws – the Board discussed adding two items to the CCRs and Bylaws. One to address unusual circumstances for meetings i.e. pandemic and one to address when owners can be charged attorney fees. Also, ask the attorney for a time line when these additions can be completed, we'd like to have them before the annual meeting.
B. Entrance Lights – Cassady is still working at Catalent but should be finished soon. Remind them that the wires are to run to the sides of the trees and not around the tree.

New Business:

- A. 2021 Budget – Gary presented a budget keeping the dues the same in 2021 for each neighborhood. The Board will discuss via email and solidify a budget to be presented at the annual meeting.
B. Annual Meeting – will be by Zoom. The Board discussed having an open meeting where owners can interact with each other or a webinar and decided on an open meeting. Marilyn will not be running for the Board again as she will be moving.

- C. Luminaires – the HOA will be supplying luminaries for owners who requested them to put out on Christmas Eve. The luminary committee will fill the bags with sand and distribute.
- D. Entrance Plantings – the Board discussed the bid from Nature’s Link for landscaping the flower beds in front of the entrance signs. A motion was made to accept the bid after confirming with Lester that the plants are deer resistant and have a 1 year guarantee.

Motion – Tim Smith

Second – Gary Chrzastowski

Passes

The Board adjourned the meeting at 8:12 p.m. by motion – James Eiermann
Second – Dave Steele, motion passed.