

Tamarron Homeowners' Association, Inc.
Board of Directors Meeting
Tuesday, December 10, 2024 7:00 p.m.
Capital Realty, Inc. - Conference Room

MEETING MINUTES

Members Present: Gary Chrzastowski, James Eiermann, David Steele, Bill Jones, Joanne Sabbagh and Tim Smith

Homeowners: None

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

Meeting was called to order at 7:07 p.m. by James Eiermann

Minutes:

- A. The minutes from the November 19, 2024 regular board meeting were emailed to the Board prior to the meeting. A motion was made to accept the minutes.
Motion – David Steele Second – Tim Smith Passes

Financials:

- A. The financial reports were presented by Gary Chrzastowski. A motion was made to accept the financials as presented.
Motion – Tim Smith Second – Bill Jones Passes

Committee & Neighborhood Reports:

- A. Tree Committee – there is one tree in the Vista that needs removed when weather permits. The City installed street trees.
B. Landscape Committee – The circle planter still needs some TLC especially the north east side.
C. Irrigation – Has been shut down for the season.
D. Lawn Care – leaf removal is underway.
E. Heights Update – there's lots of fun holiday lights going up. The street drain in front of 811 Keystone needs cleaned
F. Village Update –
i. 3816 Callery Court would like their deck replaced. It will be evaluated during the next spring walk around.
ii. 3685 Garage Door – a letter follow up letter was sent giving the owner until December 22nd to respond to the Board with a plan for painting the door in the spring. Vista Update – things are going well in the Vista.

Unfinished Business:

- A. Rules and Regs – tabled.
B. Investment Policy – tabled

New Business:

- A. 2025-2026 Budget – Gary presented the proposed budget that will keep the monthly dues the same. Line item amounts will be will be presented at the December meeting for discussion.
- B. Board Expectations – at the November meeting, the Board voted to draft a Board Expectations document that addresses attendance, participation and responsibilities for Board members. The Board voted to accept the Board Expectations document.
Motion – Tim Smith Second – Gary Chrzastowski Passes 5-0-1
- C. Lawn Care Contract – the Board voted to renew C&S Lawn and Landscaping contract for two years with the 2025 fees remaining the same and a 3% increase for 2026.
Motion – Tim Smith Second – Bill Jones Passes

The Board adjourned the meeting at 8:03 p.m. by motion – Joanne Sabbagh and seconded by Tim Smith. Motion passed.