

**Tamarron Homeowners Association, Inc.**  
**Board of Directors Meeting**  
**Tuesday, June 21, 2022 7:00 p.m.**  
**Via Zoom**

**MEETING MINUTES**

Members Present: Tom Adams, Gary Chrzastowski, James Eiermann, Dave Gentry, Bill Jones, Andy Manson, Tim Smith  
Property Management Company: Carole Damon, Capital Realty, Inc.

Meeting was called to order at 7:08 p.m. by James Eiermann

Minutes:

- A. The minutes from the May 17, 2022 regular board meeting were reviewed. A motion was made to accept the minutes as written.  
Motion – Gary Chrzastowski      Second – Bill Jones      Passes
- B. The minutes from the May 17, 2022 Executive Board meeting were discussed. A motion was made to approve the minutes as written.  
Motion – Bill Jones      Second - Gary Chrzastowski      Passes

Financials:

- A. Gary Chrzastowski, Board Treasurer, presented the financial statements. Tom asked for a previous year comparison balance sheet. A motion was made to accept the reports as presented.  
Motion – Dave Gentry      Second – Bill Jones Passes

Committee & Neighborhood Reports:

- A. Tree Committee – The pine trees in the rear of 707 Keystone need trimmed off the house. Two tree companies have said you have to cut the limbs back to the trunk because when you trim that type of pine it will kill the limb. Taking this much off the tree may create a noise issue as they help with the sound from 10<sup>th</sup> Street. Also, these trees may be in the State's right of way and we will see if they will trim them.
- B. Landscape Committee – 3646 Tamarron has bare spots in the backyard. This appears to be from erosion due to the slope and shade from the adjacent trees. .
- C. Irrigation – the irrigation system has been turned on. There are areas where it looks like it isn't working. Nature's Link will go through the system.
- D. Lawn Care – the owner at 3632 Tamarron complains every week about the new crew. They are bringing in their smallest walk behind mower for this yard. The Board commented that the mowing crew needs to mow slower.
- E. Heights Update – Gary passed to Dave who passed to Tim who passed to Carole. The Heights is good, no issues.
- F. Village Update – the walk around has been completed. C&S is working to open the ends of buried downspouts. We'll be doing power washing and deck staining.
- G. Vista Update – looking really good.

Unfinished Business:

- A. CCRs and Bylaws – we have received 65 ballots and need 41 more yeas to pass the CCRs. We'll continue to email those who haven't voted but the Board needs to start going door to door to collect ballots.
- B. Rules and Regs – tabled.
- C. Picnic – the bid from Master Rentals is over \$3,000 this year. Tim is going to talk to University Elementary about using their picnic area this year.
- D. 3811 Callery – the Board looked at the pictures of the adjoining properties that have piled tree limbs and yard waste against the fence. Tim is going to talk to the neighbors about removing the piles.

New Business:

- A. Insurance Renewal – the Board reviewed the 2022 insurance proposal from Arrowhead (General Casualty) and the package cover premium decreased slightly. A motion was made to renew with Arrowhead.  
Motion – Andy Manson                      Second – Dave Gentry      Passes
- B. Cul-de-sac number sign – Kristie Lofland said the number sign in her yard was hit by the mowing company. The Board discussed if the signs are needed anymore and the majority would like to keep the signs. There was not a consensus on it the signs should be routed signs they currently are. This item was tabled.

Exterior Alteration Requests:

- A. 3610 Tamarron – request for a screened in porch. A motion was made to approve the request provided it matches the house including the windows and the proper building permit is obtained from the Monroe County Building Department.  
Motion – Bill Jones                      Second – Dave Gentry      Passes

The Board adjourned the meeting at 8:25 p.m. by motion – Dave Gentry and seconded by Tim Smith. Motion passed.