

Tamarron Homeowners' Association, Inc.
Board of Directors Meeting
Tuesday, May 19, 2026 7:00 p.m.
Zoom

MEETING MINUTES

Members Present: Gary Chrzastowski, Bill Jones, Tim Smith, Dave Steele, Jessie Waymire and Beth Williams
Homeowners: Norm and Bonnie
Property Management Company: Carole Damon, Capital Realty, Inc.

Meeting was called to order at 7:02 p.m. by Jessie Waymire

Exterior Alteration Requests:

- A. 3677 Tamarron – Request to install a hot tub in the rear of the unit. The Board approved the request with the hot tub to be placed to the right of the downspout. If the hot tub conflicts with any utility or downspout lines, the Owner will need to move the hot tub at their expense.
- B. 3727 Tamarron – Request to install new landscaping. This request was tabled from the April 21st meeting. The Owners have not submitted any new information.
- C. 3815 Tamarron – Request for a bee hive and garden on the adjacent Tamarron lot. Tabled from the April 21st meeting. The Owner has not submitted any new information.
- D. 3724 Tamarron – Request to install trees. The Owner is requesting to install a large evergreen, maple, or yellowwood tree on the east side of their property. On the west side, they would like to install a dwarf evergreen, white pine, or magnolia. The Board requested a written Exterior Alteration Request form and suggested they review the City's website for its approved tree list.

Minutes:

- A. The minutes from the April 21, 2026 regular Board meeting were reviewed. A motion was made to approve the minutes.
Motion – Gary Chrzastowski Second – Jessie Waymire Passed

Financials:

- A. Board Treasurer, Gary Chrzastowski, presented the financial reports. A motion was made to accept the financial reports as presented.
Motion – Tim Smith Second – Bill Jones Passed

Committee & Neighborhood Reports:

- A. Tree Committee – Dave did a drive-around. The stump at 3610 Tamarron needs to be removed, branches at 3628 need to be trimmed, and he will look at the maple at 3724. There is a tree at 3826 that needs to be removed as it could be a danger to the adjoining property. This is in the Heights and a letter will be sent to the Owner regarding removal of the tree.
- B. Landscape Committee – Tim completed a walk-around of the neighborhood. The berm behind 703 Keystone needs to be completed once locates have been cleared.

- C. Irrigation – Nature’s Link is working on the irrigation system to get it ready to start in June. Bill reported that his system came on at 4:00 p.m. during the rain. This is a clock issue and will be repaired. The City called to alert us of a main line leak and Nature’s Link has repaired it.
- D. Lawn Care – Beth said that where the lawn care company filled in the deep edging, it is now like concrete. She also stated that the mowers drove over her patio when they turned around.
- E. Heights Update – Tim said things are well in the Heights and the neighbors are enjoying the cooler days. The rains have washed the leaves from the streets.
- F. Village Update –
 - (i) Walk Around – The walk-around was rescheduled for Tuesday, May 26th at 2:30 p.m.
 - (ii) Roof Repairs – A motion was made to approve the estimate from Koontz Construction to install pipe boot collars on the plumbing vents, replace two boots, and caulk and seal where needed.
Motion – Bill Jones; Second – Gary Chrzastowski; Passed.
- G. Vista – We’ve had a lot of rain, and while water flows heavily through the area, it does not stand. A neighbor is moving from the neighborhood and will be missed.

Unfinished Business:

- A. Rules and Regulations – Jessie and Tim will meet to work on the document and summary. Tim will coordinate with Jessie to complete it.
- B. Little Library – No report.

New Business:

- A. Flags for Circle Planter and Entry – Gary would like to purchase new flags to decorate the front entrance and circle planter for the holidays. The Board approved payment for the flags.
- B. 3841 Pine Tree Removal – The Board received a request to remove a dead pine tree to the west of the walkway to University Elementary School. After much research, it was determined that the pine tree is on the Owner’s lot and the walkway is on an easement that is on both 3841 and 3843. There is no common area on these two lots, so tree removal is the Owner’s responsibility. A letter has been sent to the Owner.

The Board adjourned the meeting at 8:26 p.m. by motion of Bill Jones, seconded by Jessie Waymire. Motion passed.