

**Tamarron Homeowners' Association, Inc.**  
**Board of Directors Meeting**  
**Tuesday, September 16, 2025 7:00 p.m.**  
**Zoom**

**MEETING MINUTES**

Members Present: Gary Chrzastowski, James Eiermann, Bill Jones, Tim Smith and Dave Steele

Homeowners: Bruce Garber, Nancy Frye

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

Meeting was called to order at 7:02 p.m. by James Eiermann

**Homeowner Comments:**

- A. 3816 Callery Court - Bruce Garber asked about his deck being replaced and stated the railings need replaced also and a few steps. We received the bid for the work and it is on tonight's agenda for approval. We will contact him prior to the work starting.
- B. 3624 Tamarron Drive – the Fryes wanted to let the Board know they had removed two trees in their yard.

**Minutes:**

- A. The minutes from the August 19, 2025 regular board meeting were emailed to the Board prior to the meeting. A motion was made to accept the minutes as written.  
Motion - Tim Smith                      Second – Gary Chrzastowski                      Passes

**Financials:**

- A. The financial reports were presented by Board Treasurer, Gary Chrzastowski. A motion was made to accept the financials as presented.  
Motion – Tim Smith                      Second – Bill Jones                      Passes
- B. Small claims hearing – the small claims' hearing for the delinquent account was continued until Tuesday, November 18th at 1:15 p.m. via Zoom.

**Exterior Alterations Requests:** None

**Committee & Neighborhood Reports:**

- A. Tree Committee – we are waiting on an updated certificate of insurance from the contractor so the tree removal can start.
- B. Landscape Committee – the circle planter had some of the bushes removed and it looks much better. The Board will evaluate if more shrub removal is needed or which shrubs need to be replaced or added. Fall mums will be installed at the circle planter and Village sign.
- C. Irrigation – the City did work on the access road and damage the irrigation system. Nature's Link is turning up the run times for the system. Bill and Dave

would like to know when their sprinklers are supposed to run. The Board would like a list of the run times for the neighborhood.

- D. Lawn Care – no report.
- E. Heights Update – Gary noted there are a lot of leaves clogging the street gutters in the Heights and would like this mentioned in the newsletter for Heights owners to clean up.
- F. Village Update –
  - i. 3679 Tamarron – signed a contract with Indiana Foundations. As this wasn't approved by the Board prior to the work starting the HOA will not cover the expense.
  - ii. 3816 Callery deck replacement – a motion was made to approve the bid from B&L to replace the deck with Trex.  
Motion – Tim Smith                      Second – Bill Jones                      Passes
  - iii. 3643 Tamarron & 3802 Callery door repairs – we are waiting on bids to replace the sidelights on 3643 Tamarron and the glass in the door at 3802 Callery Court.
  - iv. 3804 Callery Ct. – asked if his street trees were on the City's list for removal. We'll check with the City as they have been turned in multiple times due to having significant storm damage.
- G. Vista – everything is going good in the Vista. Still waiting to hear from the City on the asphalt reaper.

#### Unfinished Business:

- A. Rules and Regs – tabled.
- B. 3644 Tamarron Rental Hardship – no update, per the letter from the attorney the Owner has until October 15<sup>th</sup> to bring the property into compliance.
- C. Picnic– Tim will start with the set up around 3:00 p.m. and Butcher's Block should deliver the food around 4:15 p.m. We'll get some extra plates, utensils and napkins for the dessert table. The Board would like new signs to be put up this year to remind people of the picnic.
- D. Power Washing – we are working on the list of Owners who signed up for power washing with Power Washer Plus and hope to have it scheduled soon.

#### New Business:

- A. Fireworks – an Owner was upset with the fireworks set off in the neighborhood this year and thought they were commercial grade. Tim spoke to the homeowner and assured her know they were not commercial grade. They had a good talk and she thanked him for responding to her.
- B. Lawn Edging - there are many places in the neighborhood where the edging is too wide. The Board discussed doing less edging next year possibly going to once per month. The lawn care company is supposed to be filling in the areas by the sidewalks that have too large a gap.

The Board adjourned the meeting at 8:10 p.m. by motion – Bill Jones and seconded by Tim Smith. Motion passed.