

Tamarron Homeowners Association, Inc.
Board of Directors Meeting
Tuesday, June 16, 2020 7:00 p.m.
Via Zoom

MEETING MINUTES

Members Present: Gary Chrzastowski, James Eiermann, Marilyn Gregory, Bill Jones, Tim Smith, Dave Steele, Dave Gentry, Deborah Tucker
Property Manager: Carole Damon, Capital Realty, Inc.

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

Election of Officers: A motion was made to elect the following slate of officers:

President – Marilyn Gregory	Vice President – Dave Gentry
Treasurer – Gary Chrzastowski	Secretary – James Eiermann
Motion – Bill Jones	Second – Tim Smith Passes

Minutes:

A. Motion to approve the minutes from the May 16, 2020 meeting was made.

Motion – David Steele	Second – Dave Gentry	Passes
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Financials:

A. The financial reports were presented by Gary Chrzastowski. A motion was made to accept the reports as presented.

Motion – Tim Smith	Second – Debbie Tucker	Passes
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B. Late fees have been waived due to the impact COVID 19 has had on the economy. The Board will waive the fees through July and discuss at the next meeting about reinstating them in August.

Exterior Alteration Requests: 3608 Tamarron Drive – a request was submitted to install solar panels. A motion was made and seconded via email to approve the request.

Motion – Bill Jones	Second – Dave Gentry	Passes
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Committee & Neighborhood Reports:

A. Tree Committee –

1. Dave Steele will meet with Juris to look at additional trees for removal and get an updated bid.

2. Another member is needed on the Tree Committee. A motion was made to elect James Eiermann to the committee.

Motion – Tim Smith	Second – Dave Gentry	Passes
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3. After Dave Steele and Juris looked at additional trees, Landmark Lawn and Landscaping submitted a bid for \$10,850 for tree removal and to remove the stumps in the front yards. A motion was made via email and seconded to accept the bid from Landmark.

Motion – Gary Chrzastowski	Second – David Steele	Passes
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- B. Landscape Committee – the committee reports that Landmark is doing a good job and the circle planter continues to look good. The homes at 3679 Tamarron and 3804 Callery Court report they have no signs of irrigation. A work order will be sent to Nature’s Link.
- C. Heights Update – Duke Energy has fixed a street light, there is a kitty missing in the neighborhood. The house at 3802 Callery Court appears to be non-owner occupied. A letter needs to be sent to the owner regarding the rental agreement from 2013.
- D. Village Update –
 - 1. The Board reviewed the findings from the May 28th walk around. A motion was made to approve the repairs.
Motion – Tim Smith Second – Gary Chrzastowski Passes the walk
 - 2. The mailbox at 3685 Tamarron needs replaced.
 - 3. Village insurance has increased this year. We’ll speak with the agent to see if the premiums can be reduce. Note – the premiums for 2019 were lower than 2018.
- E. Vista Update – is in good shape. Have not seen any officers patrolling the neighborhood after recent complaints of attempted break-ins.

Unfinished Business:

- A. Entrance Walls – the State of Indiana indicates that the south wall is in the right of way and if taken down cannot be rebuilt in the right of way.
- B. CCRs and Bylaws – the Board attorney was asked to prepare a synopsis of the changes to the CCRs and Bylaws. There were about 150 changes and to include all of them will take about 4 hours for a cost of \$700. Tim Smith will call him to discuss doing only a summary page.

New Business:

- A. Entrance Lights – Cassady Electric estimates it will take approximately two days of hand digging to run the new wiring for the entrance lights. They will do this at a reduced fee of \$70 per man hour. The Board would like to see a complete estimate with labor and fixtures. The Board will pick out a fixture for Cassady to price.
- B. Invasive honeysuckle – the owner at 3680 Tamarron sent an email to the Board asking if they would cut or spray the honeysuckle in the woods behind their house. The HOA does not treat anything in the wooded area. Tim volunteered to speak with the homeowner.
- C. Signs in the neighborhood – there are two homes with signs in their yards. A letter will be sent to the homeowners.
- D. Car with tarp – an owner complained about a neigh’s car that is parked in the driveway with a tarp over it. There’s nothing in the documents regarding this. A letter will be sent to the owner asking what their intensions with the car are.

Homeowner Comments: None

Meeting adjourned at 8:03 p.m. Motion – Dave Gentry Second – Bill Jones Passes