Tamarron Homeowners' Association, Inc.
Board of Directors Meeting
Tuesday, October 20, 2026, 7:00 p.m.
Zoom

MEETING MINUTES

Members Present: Gary Chrzastowski, Dave Gentry, Tim Smith, Jessie Waymire, and Beth Williams
Homeowners: None
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. 3704 Tamarron – Request to replace garage doors. A motion was made to approve.
   Motion – Tim Smith Second – Beth Williams Passed
B. 3724 Tamarron – Request to install two additional evergreens, mulch around the yard light post, and increase the size of the mulch bed around the mailbox. A motion was made to approve the request.
   Motion – Tim Smith Second – Dave Gentry Passed 4-0-1

Minutes:

A. The minutes from the September 15, 2026, meeting were emailed to the Board prior to the meeting. There were no corrections or additions. A motion was made to approve the minutes as presented.
   Motion – Tim Smith Second – Beth Williams Passed

Financials:

A. Gary Chrzastowski, Board Treasurer, presented the financial reports. There is a temporary shortfall in the cash account due to irrigation water and repairs being over budget. Gary said these budget lines will need to be increased next year. A motion was made to approve the financials as presented.
   Motion – Jessie Waymire Second – Tim Smith Passed
B. A motion was made to move funds from the Vista and Village reserves, based on each neighborhood's percentage, to cover the shortfall with the intent that the funds will be paid back.
   Motion – Jessie Waymire Second – Tim Smith Passed
C. The Board attorney sent a letter to a homeowner in collections, giving them 30 days to pay the balance or contact him to make payment arrangements. The deadline is November 5.

Committee & Neighborhood Reports:

A. Tree Committee –
   1. There is a small tree at 727 Keystone that needs to be removed. Tree stumps that need to be removed and a tree at 3612 Tamarron Dr. will be addressed during the next round of tree removals.

2. A homeowner requested that the Board hire an arborist to inspect the entrance trees and make recommendations regarding their health. Tim said the City arborist had inspected the trees many years ago and determined they were fine. At that time, the recommendation was that they may need to be selectively removed and replaced in the future. Tim and Carole will meet with the new City arborist to follow up on the health of the trees and get his recommendations.

B. Landscape Committee –
   1. Circle Planter – The Board discussed adding evergreens to the plantings for greenery in the winter. Tim and Carole will work on this.

C. Manager's Report - The irrigation has been shut down and the lines blown out for the winter. The lawn care company will be trimming shrubs and collecting leaves next month.

D. Heights Update – Gary asked that Heights owners be reminded to rake their leaves and not let them blow into the streets, as this clogs the gutters and storm drains. The leaves eventually end up at the west end of the neighborhood.

E. Village Update –
   Walk Around
   1. 3685 Deck Replacement – the owners asked if their son's company could bid the deck replacement and the Board reviewed his bid. The Board would like a bid that is comparable to the previous decks installed with the same trex like material for flooring and stairs treated lumber for the handrail and spindles. The Board will review and vote on the proposal by email.
   2. 3655 & 3657 Driveway repairs are complete and the owners are happy with the work.
   3. Village Handbook update – an updated handbook was emailed to the Board. Beth made changes that the Board has not reviewed and this item was tabled.

F. Vista Update – Everything is going well in Vista.
   1. 730 Keystone – a neighbor has complained about exterior alterations to this residence as they planted small shrubs in the yard, painted the shutters and installed a temporary screen on the garage door. We will send the owner a letter reminding them that exterior alterations require approval and that they need to submit the appropriate forms.

Old Business:

A. Picnic Recap – The picnic was delightful and well attended. The food was good, and the music provided by the guitarist was enjoyable. Thanks to all the volunteers who helped with setup, Tim Smith for again procuring the tables and chairs from his church, and Gary C. for the use of his truck to pick up and deliver the items. A motion was made to donate $250 to St. Thomas Lutheran Church for the use of their tables and chairs.

   Motion – Jessie Waymire Second – Dave Gentry Passed

B. Little Library – Tabled.

C. Rules and Regulations – Jessie will email the draft to the Board for review.

D. 3815 Tamarron Beehive – Tim has not been able to reach Mr. McCutchen. Mr.

McCutchen still needs to provide a release of liability in favor of the HOA from Dr. McTigue and Edward Hirt.

New Business:

A. Irrigation Survey – A survey was conducted with Vista and Village homeowners regarding irrigation run times for 2027 due to the increase in water rates. The results were as follows:

- 27 votes – Shorten the irrigation season and run irrigation from mid-June through August.
- 8 votes – Keep the irrigation season as it was this year and run irrigation from mid-June through mid-September.
- 0 votes – Extend the irrigation season and run irrigation from mid-June through October, which would require a greater increase in dues than the first two options.

Jessie and Beth brought up the possibility of discontinuing the irrigation system altogether. Gary stated that lawn care services, including irrigation, mowing, and snow removal, are important services provided to Vista and Village homeowners and were part of the reason some residents chose to move to these neighborhoods. He did not feel discontinuing irrigation was appropriate.

*The CCRs and Bylaws were reviewed after the meeting, and it was noted that Section 3.3 of the CCRs states that the Association shall provide irrigation.

Section 3.3 Maintenance of Limited Common Area. Limited Common Area(s) shall be maintained, repaired and/or replaced at the expense of the Lot or Lots served by such Limited Common Area and its appurtenances. Notwithstanding the foregoing, with respect to Vista Lots and Village Lots, the Association shall provide and pay for lawn care, irrigation and certain snow removal (from driveway's servicing said Lots, from sidewalks leading from the driveway to the front door of said Lots and from the front sidewalks (those running along the roadways) in front of said Lots) all in a manner and frequency as determined by the Board of Directors from time to time.

The Association's attorney should be consulted before taking any action regarding the discontinuation of a service.

Due to the late hour, the rest of the meeting was tabled until the November meeting,

The Board adjourned the meeting at 8:30 p.m. by motion – Gary Chrzastowski and seconded by Dave Gentry. Motion passed.