

Tamarron Homeowners Association, Inc.
Board of Directors Meeting
Tuesday, May 21, 2019 7:00 p.m.
Capital Realty Group, Inc. – Conference Room

MEETING MINUTES

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

Meeting was called to order at 7:00 p.m. by Marilyn Gregory

Minutes:

- A. Minutes from the March 19, 2019 were reviewed. Motion to accept the minutes as written.
Motion – Bill Jones Second – Gary Chrzastowski Passes
- B. Minutes from the April 16, 2019 were discussed. Motion to accept the minutes as written.
Motion – Bill Jones Second – Gary Chrzastowski Passes

Financials:

- A. The financial reports were presented by Gary Chrzastowski. Moving some of the reserve funds into certificates of deposits was discussed. Gary will look into terms and rates. A motion was made to accept the reports as presented.
Motion – James Eiermann Second – Bill Jones Passes
- B. Past Due Account – there is a homeowner with a large past due balance. A notice was sent to them stating their account would be turned over for collections if not paid. They emailed to say the balance would be paid off in May. A motion was made that if the account was not paid in full by May 31, 2019 the account will be sent to the Board attorney for small claims filing on June 1, 2019. A notice of this will be sent to the owners.
Motion - James Eiermann Second – Joanne Sabbagh Passes

Committee & Neighborhood Reports:

- A. Tree Committee
 - 1. 3630 Tamarron – Dave looked at this property and said the trees are leafing out and are not dead.
 - 2. There are 3 dead trees on Keystone
 - 3. Since the street trees have not been trimmed in the past few years, we will get a bid from Juris to trim them.
 - 4. 3709 Tamarron Drive and 811 Keystone Court have dead street trees.
- B. Landscape Committee – the circle planter is looking very good. We had a nice email from a resident complimenting the way Tamarron looks.
- C. Heights Update – everything is going good, we have a lot of wildlife.

D. Village Update –

1. A lot of the landscape items from the walk around have been completed. There is still seeding and strawing that needs to be done. The exterior items will begin soon. Carole will check on the date for the power washing.
2. Village handbook – the new handbook was reviewed and items were added.

E. Vista Update – 3686 would like to have the irrigation turned off and not pay for it, she also has dead trees in her yard. It was explained to her that the irrigation can be turned off but the dues will remain the same. The tree committee will look at the trees when they do their walk around.

Unfinished Business:

- A. Updates to CC&Rs – revised CCRs should be ready for the June meeting.
- B. Entrance Walls – two bids were presented to face the walls with Efface and install limestone caps. A motion was made to accept the bid from Exterior Finishes, Inc.
Motion – Bill Jones Second - James Eiermann Passes

New Business: None

Exterior Aeration Request:

- A. 3630 Tamarron Drive – request to install a basketball goal. Approval was granted via email vote with the stipulation they maintain the condition and appearance of the goal.

Meeting adjourned at 7:50 p.m. Motion – Bill Jones Second – James Eiermann
Passes