

Tamarron Homeowners' Association, Inc.
Board of Directors Meeting
Tuesday, October 17, 2023 7:00 p.m.
Via Zoom

MEETING MINUTES

Members Present: Tom Adams, Gary Chrzastowski, Dave Gentry, David Steele, Bill Jones, James Eiermann
Property Management Company: Carole Damon, Capital Realty, Inc.

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

Minutes:

- A. The minutes from the July 18, 2023 regular board meeting were reviewed. The date in the heading needs to be corrected. A motion was made to accept the minutes with the corrected date.

Motion – David Steele Second – Bill Jones Passes

Financials:

- A. The financial reports were presented by Carole Damon from Capital Realty and Board Treasurer, Gary Chrzastowski. There are two homeowners with delinquent accounts passed 90 days. A collection letter will be sent to these owners. A motion was made to accept the financial reports as presented.

Motion – David Steele Second – Bill Jones Passes

Committee & Neighborhood Reports:

- A. Tree Committee – The tree bids need a line by line comparison.
B. Landscape Committee – no report
C. Irrigation – the irrigation system will be shut down the first week of November.
D. Lawn Care – C&S has agreed to keep their prices the same for a two year contract. A motion was made to approve a two year lawn care contract with C&S Lawn and Landscaping.

Motion – Dave Gentry Second – David Steele Passes

- E. Heights Update – things are going well in the Heights.
F. Village Update – the lawn care company pulled up the netting between 3804 and 3810 and it took up most of the new grass. The boxwoods that have blight will be replaced in the spring. A motion was made to install gutter guards on 3641 and 3643 Tamarron Drive.

Motion – Bill Jones Second – Dave Gentry Passes

- G. Vista Update – things are going okay.

Unfinished Business:

- A. Rules and Regs – tabled.
B. Investment Policy – the Board would like to invest in 6 month CDs. A motion was made to invest \$80,000 from the Village and half of the common reserves.

Motion – Bill Jones Second – Dave Gentry Passes

- C. Picnic Recap – the picnic went well! The Board voted to donate \$250 to University Elementary School for use of the shelter house.
- D. Post Lights – a third letter will be going out to owners whose lights are not working. The letter is to include wording for the owners to repair the lights so the Board does not have to take action.

New Business:

- A. 10th Street Road Expansion – there will be a meeting with INDOT on the 10th Street Corridor expansion. Meeting information will be emailed to homeowners. It looks like an 8 foot pathway will be installed. We need to see if the entrance walls will be affected.

Exterior Alteration Requests: None

The Board adjourned the meeting at 8:19 p.m. by motion – Dave Gentry and seconded by Bill Jones. Motion passed.

Addendum:

The contractors who did the repair work to the irrigation system need to be paid AEG who caused the repairs and approved the repair work has not provided payment to the HOA yet. A motion was made on and seconded by email on November 29th to pay the contractors with funds from the common reserves.