

Tamarron Homeowners' Association, Inc.
Board of Directors Meeting
Tuesday, May 21, 2024 7:00 p.m.
Zoom

MEETING MINUTES

Members Present: Tom Adams, David Steele, Bill Jones, James Eiermann, Joanne Sabbagh, Gary Chrzastowski, Tim Smith, Andy Manson
Property Management Company: Carole Damon, Capital Realty, Inc.

Meeting was called to order at 7:04 p.m. by James Eiermann

Minutes:

- A. The minutes from the April 16, 2024 regular board meeting were reviewed. A motion was made to accept the minutes.
Motion – Tom Adams Second – Gary Chrzastowski Passes

Financials:

- A. The financial reports were presented by Board Treasurer Gary Chrzastowski. A motion was made to accept the financial reports as presented.
Motion – Dave Steele Second – Bill Jones Passes

Committee & Neighborhood Reports:

- A. Tree Committee – the Board reviewed the bid from Headdy Tree Services in the amount of \$10,050. A motion was made to approve the bid.
Motion - Gary Chrzastowski Second – Dave Steele
- B. Landscape Committee – the circle planter looks okay, there was some clean up done by the Village sign. Everything looks okay.
- C. Irrigation – currently waiting for AEG to make repairs from the November 2023 damage so the system can be started. Tom commented some of the irrigation covers have been damaged by the mowers.
- D. Lawn Care – no report
- E. Heights Update – the Heights section is looking good.
- F. Village Update – the walk around findings were reviewed. There are a few trees that need removed and replaced. The Board said they should be replaced with shrubs and not trees as they are close to the foundations. The lawn crew needs to trim shrubs away from the exterior lights.
- G. Vista Update – no report

Unfinished Business:

- A. Rules and Regs – tabled.
- B. Investment Policy – tabled
- C. Fiber Lines – AEG has signed off on the Board's attorney's changes to the settlement agreement. We'll need the 3 officers of the Board to sign the agreement in front of a notary.

- D. Pillar – repair to the Vista pillar was discussed. There were some Board members who want to replace the brick on both pillars so they will match. One Board member is adamant that the brick and be mortared back to the pillar. The topic was tabled until the next meeting.

New Business:

- A. Garage Sale – the garage sale is scheduled for June 8th with a rain date of June 15th.
- B. Picnic – the annual neighborhood picnic will be October 12th. Tim will contact University School about using their picnic area.
- C. The management company discussed issues they and the lawn care company were having with a belligerent homeowner. If their actions continue, they will be directed to deal with the Board directly.

Exterior Alteration Requests: None

The Board adjourned the meeting at 8:08 p.m. by motion – Joanne Sabbagh and seconded by Bill Jones. Motion passed.