

Tamarron Homeowners' Association, Inc.
Board of Directors Meeting
Tuesday, July 21, 2026 7:00 p.m.
Zoom

MEETING MINUTES

Members Present: Gary Chrzastowski, Dave Genry, Bill Jones, Jessie Waymire and Beth Williams

Homeowners: None

Property Management Company: Carole Damon, Capital Realty, Inc.

Meeting was called to order at 7:01 p.m. by Jessie Waymire

Exterior Alteration Requests:

- A. 3815 Tamarron – The Owner is requesting to install a garden and bee hives on the vacant Tamarron lot adjacent to his unit, which is subject to the Tamarron CCRs and Bylaws. The property Owner has given permission for the use. As the Board is awaiting additional information from the petitioner, adjoining neighbors should be notified of the proposed bee hives in case of allergies. This request is tabled pending receipt of additional information.

Minutes:

- A. The minutes from the May 19, 2026 regular Board meeting were tabled.

Financials:

- A. Board Treasurer Gary Chrzastowski presented the financial reports. The Association is currently approximately 50% through the budget year. Jessie asked about the mailbox expense, which is currently approximately 3% of the annual budget, and whether it would be prudent to begin replacing mailboxes in the poorest condition. Neighborhood representatives Jessie, Beth, and Tim will review the condition of the mailboxes in their respective neighborhoods. A motion was made to accept the financial reports as presented.
Motion – Bill Jones Second – Beth Williams Passed
- B. Small Claims Account – As the Owner has paid the majority of the outstanding balance, the hearing has been continued. The Association is awaiting confirmation that the Board's attorney has filed the continuance request and that a new court date has been scheduled.

Committee & Neighborhood Reports:

- A. Tree Committee – Jessie volunteered to assist with Tree Committee responsibilities while Dave Steele is on vacation and will review the current tree requests.
- B. Landscape Committee – Nature’s Link provided an estimate for updating the landscaping at the circle planter. Additional details are needed, including the size and expected mature width of the proposed plants, as the Board does not want to overcrowd the planter. An estimate for replacement plants at the entrance has not yet been received.
- C. Irrigation –
 - i. The City turned off the irrigation meters from July 3–6 to determine whether the irrigation system was contributing to water pressure fluctuations in the Heights. Depending on individual irrigation schedules, some lawns may not have received water for approximately 5–6 days during the testing period. The City determined that Tamarron’s irrigation system is not the cause of the water pressure issue. The irrigation system should now be fully operational.
 - ii. The Board was informed that an Owner has been changing the irrigation clock settings. The irrigation company will change the lock on the irrigation control box to prevent unauthorized adjustments.
- D. Lawn Care – Trimming in the Vista and Village was completed this week.
- E. Heights Update – Things are well in the Heights.
- F. Village Update –
 - i. Bill reported quite a bit of crabgrass in the Village.
 - ii. Walk Around:
 - a. 3657 and 3655 Driveways – The Board voted to repair the four areas of concern in these driveways.
Motion – Bill Jones Second – Dave Gentry Passed
 - b. 3685 Tamarron – The Board approved replacing the deck flooring with a Trex-like composite material. The Owner will be responsible for removing the fencing attached to the deck railings and the “Beware of Dog” sign located in the common area.
Motion – Jessie Waymire Second – Bill Jones Passed
 - c. 3810 and 3812 Callery Ct. – The Board discussed replacing versus repairing the seams on the rear gutters. This item was tabled due to the late hour of the meeting.

Due to the late hour of the meeting, the remainder of the agenda was tabled and will be addressed either by email or at the next Board meeting.

The Board adjourned the meeting at 8:40 p.m. by motion of Gary Chrzastowski, seconded by Dave Gentry. Motion passed.