

Tamarron Homeowners Association, Inc.
Board of Directors Meeting
Tuesday, October 19, 2021 7:00 p.m.
Via Zoom

MEETING MINUTES

Members Present: Tom Adams, Gary Chrzastowski, James Eiermann, Bill Jones, Dave Steele, Andy Manson and Joanne Sabbagh
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 September 21, 2021 board meeting were reviewed. There were not corrections or additions. A motion to approve the minutes was made.
Motion – Gary Chrzastowski Second – Bill Jones Passes

Financials:

- A. The financials were presented by Board Treasurer, Gary Chrzastowski. We are about 75% through the fiscal year and are in good shape. A motion was made to accept the reports as presented.
Motion – Bill Jones Second – Dave Steele Passes

Exterior Alteration Requests:

- A. 715 Keystone – requests to plant two trees in the front yard in the Spring. The markings on the lawn seem close together for the trees to grow. Have the owner consult with Juris about spacing of the trees.

Committee & Neighborhood Reports:

- A. Tree Committee – Juris has started on the tree list. A tree at 717 Keystone fell and hit the gutter on the house. Landmark Lawn and Landscaping submitted a bid to cut the street trees and shrubs off the sidewalks for \$2,300. A motion was made to accept the bid and the motion passed.
- B. Landscape Committee – Mums were planted before the neighborhood picnic and they look nice.
- C. Irrigation – has been shut down. There was a leak at 717 Keystone, we'll let the irrigation company know.
- D. Heights Update – things are going well.
- E. Village Update – things are good in the Village. The owners at 3810 Callery requested their deck be stained; the Board will have it done next year.
- F. Vista Update – things are going well, getting ready for Halloween. The owner at 3686 Tamarron Drive wants to expand her deck. We'll send her an exterior alterations request form.

Unfinished Business:

- A. CCRs and Bylaws – we've received the revised CCRs and Bylaws from the attorney. The next step is for the Board to review them and once that is done they'll be sent to the owners. We'll have a meeting to discuss the changes with the owners.
- B. Picnic – the neighborhood picnic was a great success with over 90 people attending. The food was catered by Butcher's Block and was excellent. The veggie burgers were the first to go so we'll look into ordering more next year. A lot of people showed up to help, we will have a picnic committee next year. We'll also get new signs to put in the circle planter to remind people of the picnic.

New Business:

- A. Accessibility – Tim has emailed with 810 Keystone regarding accessibility to the Board documents and changes to the exterior of the unit. Unfortunately, he has not been able to meet with them in person. We will send an email with an exterior alterations request form, info on exterior alterations, fences and the Word copy of the documents that were transcribed for the attorney.

Executive Session:

- A. The Board went into Executive Session to discuss a complaint filed with the State Attorney General.

The Board adjourned the meeting at 8:01 p.m. by motion – Gary C and Second – Joanne Sabbagh. Motion passed.