



Tamarron Homeowners' Association, Inc.
Annual Meeting Minutes
January 28, 2025

The Annual Meeting was held in the cafeteria of University Elementary School at 7:00 p.m.
Board Members Present: Gary Chrzastowski, James Eiermann, Dave Gentry, Tim Smith, David Steele and Joanne Sabbagh
Property Management: Carole Damon, Capital Realty, Inc.

Welcome and Introductions: James Eiermann, Board President, called the meeting to order at 7:01 p.m. and welcomed those in attendance. The Board and homeowners introduced themselves.

Quorum: A quorum was established with 11 properties represented in the meeting and 7 proxies received prior to the start of the meeting.

The 2024 THA Annual Meeting Minutes: The minutes from the January 23, 2024 annual meeting were sent to the owners prior to the meeting in the annual meeting notice packet. A motion was made to accept the minutes as written.

Motion – Gary Chrzastowski Second – Tim Smith Motion Passes

Treasurer's Report: Gary Chrzastowski, Board Treasurer, Inc. presented the 2024 year-end financial reports. Most line items were within budget and our reserves were fully funded. We did have a net loss and this was due to the legal fees for the irrigation repairs from the damage that AEG did when they moved the new fiber lines. Payment has been received from AEG for the damage.

Motion – David Steele Second – Tim Smith Motion Passes

2024 Projects: Gary Chrzastowski gave an update on the 2024 projects. The irrigations system was fixed a second time after being damaged by AEG moving the fiber lines, the four brick entrance columns and limestone caps were replaced, trees were removed in the Vista and Village and our annual picnic was a success. The Board implemented a Board Expectations agreement that all Board members will sign.

2025 Budget: The budget for February 2025 – January 2026 was presented. The monthly dues remained the same per neighborhood. Line items within the budget changed.

Question – what is covered under general repairs?

Answer – common area and property ie the street signs, circle planter, entrance lights, etc.

The budget passed by ballot.

The 2025-2026 Tamarron Monthly Dues:

Heights	\$25
Vista	\$173
Village	\$295

Election of the 2025 Board of Directors: Eight Owners were nominated to the Board. A vote was taken by ballot and the following homeowners were elected to the Board.

Heights

Gary Chrzastowski gchrzast@indiana.edu

David Gentry dgentry@att.net

Tim Smith smithtim@indiana.edu

Vista

James Eiermann eiermannjames@yahoo.com

David Steele grampsbuzz@aol.com

Jessie Waymire waymirej@iu.edu

Village

Thomas Adams adamsth218@yahoo.com

William Jones jonesw@indiana.edu

Other Business: None

Homeowner Comments:

- A. Steve King, Village – complimented the crew on the snow removal. He asked if the roofs in the Village are inspected annually or does the Board wait until there is a problem with a roof to replace them. Most of the roofs in the Village were replaced after a wind storm. The roofs that weren't replaced are inspected by the HOA contractor.

A Motion was made to adjourn the meeting at 7:27 p.m. by Tim Smith and seconded by Dave Gentry. Motion Passed