

Tamarron Homeowners Association, Inc.
Board of Directors Meeting
Tuesday, November 16, 2021 7:00 p.m.
Via Zoom

MEETING MINUTES

Members Present: Tom Adams, Gary Chrzastowski, James Eiermann, Tim Smith and Joanne Sabbagh

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

Meeting was called to order at 7:07 p.m. by James Eiermann

Minutes:

- A. The minutes from the October 19, 2021 board meeting were tabled.

Financials:

- A. The financials were presented by Gary Chrzastowski, Board Treasurer. Tom asked if our accountant audits the books or if we need an audit. The accountant ties down the accounts when the taxes are prepared. There are 3 types of audits – compilation, review and audit. Cost would depend on which type you would like and this would need to be added to the next budget. A motion was made to accept the reports as presented.

Motion – Tim Smith

Second – Tom Adams

Passes

Exterior Alteration Requests: None

Committee & Neighborhood Reports:

- A. Tree Committee – the City trimmed the street trees along Callery Drive. Juris reports the tree removal is complete except for one tree and branches hanging over a house. He will be starting on the street trees.
- B. Landscape Committee – Mums were planted before the neighborhood picnic and they look nice.
- C. Irrigation – has been shut down and we will turn the meters off for the winter.
- D. Heights Update – things are going well. There is a light out in Vista next to the Heights.
- E. Village Update – 3685 Tamarron Drive – the contractor who ran the new lines for Comcast damaged the driveway. Tom reached to Comcast and the contractor said they didn't damage the driveway. We can file a complaint with the State. Tom will put together information for the filing.
- F. Vista Update – things are good!

Unfinished Business:

- A. CCRs and Bylaws – the documents are ready for draft. When Greg sends the final draft we'll send them to the owners by email and hard copy. We'll schedule a Zoom meeting with Greg and the owners so he can answer questions. We hope to have the final document for the annual meeting.

New Business:

- A. Snow Removal – Juris will not be doing snow removal this season. We are currently looking for a new company that can take on a large association. We may have to divide up the Vista and the Village.
- B. 807 Callery Drive Water Bill – the owner requested payment for his water bill due to his contention that the power washing company leaving his water on overnight. He only sent a picture of a portion of the bill. In order for the Board to consider reimbursement he will have to provide a full copy of the bill.
- C. Luminaries for Christmas – the Board may do a lighting ceremony at the circle planter this year instead of luminaries at individual houses.
- D. 2022 Budget – we'll start working on the 2022 budget and hope to have a draft at the December meeting.

The Board adjourned the meeting at 8:05 p.m. by motion – Tom Adams and Second Gary C. Motion passed.