Tamarron Homeowners' Association, Inc.
Board of Directors Meeting
Tuesday, September 15, 2026, 7:00 p.m.
Zoom

MEETING MINUTES

Members Present: Gary Chrzastowski, Bill Jones, Tim Smith, Dave Steele, and Beth Williams
Homeowners: None
Property Management Company: Carole Damon, Capital Realty, Inc.

Meeting was called to order at 7:10 p.m. by Tim Smith

Exterior Alteration Requests:

A. 3724 Tamarron – Request to install one Thuja Green Giant arborvitae on the northeast side of the front yard and one Thuja Baby Giant on the northwest side of the front yard. A motion was made to approve the request with the stipulation that the utilities be located and that the irrigation company be contacted to mark the irrigation lines or be available to make repairs if an irrigation line is damaged.
   Motion – Bill Jones Second – Tim Smith Passed
B. 3608 Tamarron – Request to install replacement windows that are like the existing windows. A motion was made to approve the request.
   Motion – Beth Williams Second – Tim Smith Passed

Minutes:

A. The minutes from the August 18, 2026, meeting were emailed to the Board prior to the meeting. There were no corrections or additions. A motion was made to approve the minutes as presented.
   Motion – Tim Smith Second – Gary Chrzastowski Passed

Financials:

A. Board Treasurer Gary Chrzastowski presented the financial reports. There is approximately $400 remaining in the irrigation water budget after the most recent bill exceeded $7,000. The large bill was due to the increase in the cost of water that went into effect August 1 and the doubling of irrigation run times. There was also a line break at the center island. The irrigation system is scheduled to be turned off for the season, and cooler temperatures are expected. Irrigation for the front entrance and circle planter will remain on for a limited amount of time to water the new plantings. A motion was made to accept the financial reports as presented.
   Motion – Bill Jones Second – Dave Steele Passed

B. An email was sent to the Board requesting dismissal of the pending small claims case, as a large portion of the balance has been paid. The Board discussed the request and agreed that the case should remain active until the balance is paid in full, noting that the case was filed in December 2024 and the matter has been ongoing. A motion was made to dismiss the claim once the balance is paid in full. The next hearing is scheduled for December 8, 2026.

Motion – Tim Smith Second – Gary Chrzastowski Passed

Committee & Neighborhood Reports:

A. Tree Committee –
   1. Dave reviewed the cherry tree at 3640 and requested that the tree company evaluate it. Tom Headdy reported that the cherry tree appeared to be in good condition but noted a dead limb in the poplar tree and a hanger in a maple tree west of the cherry tree. Tom will evaluate the poplar and maple trees to determine whether additional limbs need to be removed or if either tree should be removed.
   2. The City has begun trimming the street trees.
   3. A volunteer tree is growing among the evergreens on the northwest corner of the circle planter.

B. Landscape Committee –
   1. Circle Planter – The Board discussed the proposal from Nature's Link for plantings and possibly replacing the salvia with catmint, as catmint is expected to retain its color longer. The Board would like to review the layout of the proposed new plants to confirm spacing, as there were different interpretations of the bid. A motion was made to approve the bid from Nature's Link for the circle planter once the plant selection and layout are approved. The project will be funded with $5,000 from common reserves.

      Motion – Tim Smith Second – Bill Jones Passed
   2. New Berm at Entrance – The mulch in the new berm has grass growing in it. Beth asked who was responsible for weeding the area. As this has not previously been an issue, responsibility had not been assigned. The Board discussed adding ground cover around the new berms.
   3. Evergreens West of Circle Planter – The Board discussed installing a new berm behind the two existing berms on the north and south sides of the road and planting new evergreens farther back from the sidewalks to prevent them from encroaching on the sidewalks. The existing evergreens are aging and may need to be removed in the future. The trees have grown into one another, and when an individual tree is removed, it will leave a gap between the remaining trees as well as a bare area where the branches of the surrounding trees were unable to grow. A volunteer tree growing between the existing evergreens should also be removed.

C. Manager's Report – the lawn care company will start shrub trimming next month. The irrigation system is being shut down early due to the overages in irrigation water. The system will stay on at the entrance sparingly to water the new plantings.
D. Picnic – The Association rented the shelter at University Elementary School for this year's picnic. Setup may begin at 2:00 p.m., and cleanup must be completed by 8:00 p.m. Butcher's Block will deliver the food at approximately 4:15 p.m. Gary has the tablecloths, name tags, pens, plates, utensils, and cups. Gary and Tim will pick up the additional tables and chairs. Volunteers should arrive at 4:00 p.m. A neighbor volunteered to provide acoustic guitar music for the picnic. She will play for approximately 20–30 minutes beginning at 4:30 p.m., and this will be included in the email reminder to homeowners.
E. Heights Update – Things are going well in the Heights with lots of owners doing work to their homes.
F. Village Update –
   Walk Around
   1. Deck work is scheduled to begin at the end of September or early October.
   2. Work in the common area is scheduled to begin in October in an effort to complete the work before the rains while allowing the new seed to benefit from the rainfall.
   3. Beth reported that the lawn crew has been piling sticks in the common area.
   4. Bill requested that a large fallen branch be picked up.
   5. 3643 Door and Sidelights – Cutting Edge Glass is scheduled to inspect the sidelights at 11:30 a.m. on Monday, as the owner reported that insulation can be seen. The owner provided a bid from Tommy D's to replace the door. However, because the door is functional and the trim is already scheduled for repair, the door will be repaired and painted rather than replaced. The owner agreed with this approach.
   6. Beth reported that she continues to see crabgrass and asked whether aeration could be added to the lawn care contract. Management will obtain a cost for aeration.
G. Vista Update – Everything is going well in Vista.

Old Business:

A. Violation Timeframes – The form letter for violations was reviewed. Timeframes will be added indicating when different types of violations must be corrected.
B. Board Members Contacting Vendors – The Board again discussed the requirement that Board members go through the management company when contacting vendors or addressing vendor-related issues. A third vendor has contacted management regarding this issue.
C. Rules and Regulations – Tim and Jessie will bring the updated Rules and Regulations to the next meeting.

D. Little Library – The Little Library is functional but needs some work.
E. 3815 Tamarron Beehive – No additional documentation has been submitted by Mr. McCutchen. Tim will contact Mr. McCutchen regarding the matter.
F. Mailbox Maintenance – Beth surveyed the mailboxes in the Village and reported that some of the posts appear to be in poor condition. The posts are subject to being hit by weed eaters and are replaced when they are rotted or wobbly, rather than for cosmetic reasons.

The Board adjourned the meeting at 8:37 p.m. by motion – Tim Smith and seconded by Gary Chrzastowski. Motion passed.