

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

MEETING MINUTES

Members Present: Gary Chrzastowski, Bill Jones, Tim Smith, David Steele, Jessie Waymire and Beth Williams

Homeowners: Norm & Bonnie Hollenbeck, Martin & Mary Ann Rickert

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

Meeting was called to order at 7:06 p.m. by Jessie Waymire

Appointment of Board Members: A motion was made by email prior to the meeting to appoint Beth Williams to the Board as a Village representative. Motion passed.

Exterior Alterations Requests:

- A. 3727 Tamarron – landscaping replacement. The owners submitted pictures of the front of their house and a list of shrubs they would like to remove and replace. As this work is not planned until June, the Board requested a landscape design from their landscaper. The owners also requested to change the color of their shutters and garage door. These items are tabled until the May meeting.
- B. 3815 Tamarron – the owner is requesting to install a garden and bee hives on the vacant lot adjacent to his unit. He stated that the property owner has given him permission for the garden. As the lot's legal description is Tamarron, it is governed by the Tamarron CCRs and Bylaws. The Board requested additional information, including a garden design with photos of the lot and a signed affidavit from the property owner granting permission for the garden. This request is tabled pending receipt of additional information.
- C. 3677 Tamarron – the owners are requesting to install a gravel pad and hot tub at the rear of their unit, west of the screened porch. A motion was made to approve the request with the stipulation that the hot tub be located at least 12 inches east of the downspout and buried pipes and the crawlspace entrance.

Motion – Jessie Waymire Second – Beth Williams Passes

Note: It was brought to the Board's attention that water and sewer lines may run through the rear of this unit. The owners were requested to have utilities marked and provide an outline of the proposed gravel pad location to ensure it is not placed over any utility lines. Approval has been paused pending this confirmation.

Officer Election: With Tom Adams resigning from the Board, the Secretary position is open. A motion was made to appoint Beth Williams as Board Secretary.

Motion – Bill Jones Second – Jessie Waymire Passes

Minutes:

- A. The minutes from the February 17, 2026 regular board meeting were emailed to the Board prior to the meeting. A motion was made to approve the minutes.
Motion – Gary Chrzastowski Second – Tim Smith Passes

Financials:

- A. Board Treasurer, Gary Chrzastowski, presented the financial reports. We are currently 25% into our budget year. A motion was made to accept the financials as presented.
Motion – Bill Jones Second – Tim Smith Passes

Committee & Neighborhood Reports:

- A. Tree Committee – Jessie reports that the tree at 729 Keystone has been removed but not the stump. The tree at 3612 Tamarron is on the list for removal. Dave Steele said he will start looking at the trees in the neighborhood as they are starting to leaf out. We will put our annual note in the newsletter for Vista and Village owners to submit trees they would like looked at.
- B. Landscape Committee – Tim and Mary do a nightly walk around the neighborhood. Tim believes C&S is working on the circle planter. There are two lights out at the entrance, one on the north sign and one on a boulevard tree. These lights are no longer made and Cassady Electric is looking for a close match. C&S had made decorative stone circles around the entrance lights to help prevent them being hit by the lawn care crew.
- C. Irrigation – the irrigation company will start blowing the lines and looking for leaks soon. We will remind them that the Board would like a list of the runtimes per address this year.
- D. Lawn Care – no report.
- E. Heights Update – things are well in the Heights. Tim is enjoying the new families in the neighborhood.
- F. Village Update –
- i. Beth is happy to have new rock between her driveway and the adjoining unit.
 - ii. The walk around is scheduled for Sunday, May 17th at 2:00 p.m.
 - iii. 3689 Garage Door - the Board attorney sent the owner a letter stating they may maintain the current garage door and color; however, they must cause the garage door to become compliant in connection with the CCRs, in a manner to be determined by the Board, before it is sold, transferred, or vacated. The cost will be borne by the owner, and they remain responsible for legal fees.
 - iv. 3643 Tamarron Exterior Door – The owner reported insulation is visible around new sidelights. Cutting Edge Glass will be contacted to evaluate repairs. The owner also asked about repairing the trim and rust spots on the door; these were on the fall list but weather prevented completion after sidelight installation in November. The owner will consult Tommy D's regarding proper repair methods.
 - v. 3655 Tamarron Painting – this unit had a gutter dam which caused a leak that has been repaired. The owner is asking for her wall and entire main floor ceiling to be painted. The Board would like to see pictures of the repairs.
- G. Vista – the grass is growing and the trees are blooming.

Unfinished Business:

- A. Rules and Regs – Jessie continues working on the document and summary. Tim will coordinate with Jessie to complete it.
- B. Little Library – Gary did an evaluation on the little library and believes it can be repaired. Dave suggested asking Mary Stewart if she would like to help as she uses it a lot.

New Business:

- A. Work Order Request Forms – we, management, had a request from an owner for HOA maintenance. When she was asked to fill out a work order, she became very upset and degrading. It is our practice, as it has been for the last 14 years, to require a written request either by electronic submission on the website or PDF. This allows us to send the request to the appropriate contractor with the needed information. It is not feasible to manage maintenance requests by phone or text, especially when we are away from the office. The written form ensures each request is properly processed. Bill stated he didn't like the PDF option on the website because you had to print and scan it. Tim suggested taking the PDF option off the website and just having the electronic version.
- B. Picnic Date – the fall picnic is tentatively scheduled for October 3rd.
- C. Spring Newsletter – Items to include in the newsletter garage sale date, exterior lights, driving in the roundabout, Village walk around and tree removal removed.

The Board adjourned the meeting at 8:50 p.m. by motion – Tim Smith and seconded by Beth Williams. Motion passed.