Tamarron Homeowners' Association, Inc.
Board of Directors Meeting
Tuesday, August 18, 2026, 7:00 p.m.
Zoom

MEETING MINUTES

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

Meeting was called to order at 7:04 p.m. by Jessie Waymire

Minutes:

A. The minutes from the May 19, 2026, and July 21, 2026, regular Board meetings were emailed to the Board prior to the meeting. There were no corrections or additions. A motion was made to approve the minutes.
   Motion – Gary Chrzastowski Second – Jessie Waymire Passes

Financials:

A. Board Treasurer, Gary Chrzastowski, presented the financial reports. Jessie asked about the total percentage of budget on the Net Ordinary Income line and Net Income line. Gary said he would look into it as the report is generated by QuickBooks. A motion was made to accept the financial reports as presented.
   Motion – Bill Jones Second – Tim Smith Passes
   Note: Upon further research, it was discovered that there is a glitch in the QuickBooks software that prevents it from properly calculating the percentage of Net Ordinary Income and Net Income.

Committee & Neighborhood Reports:

A. Tree Committee – Dave reported some of the trees on the removal list have been completed. There was a request for a tree to be removed at 3612 Tamarron and Dave will look at it. Beth asked the tree committee to look at the cherry tree at 3640. This tree was looked at last year and found not to meet the tree policy criteria for removal. Dave will look at this tree also.
B. Landscape Committee – the Board expressed their disappointment with Nature's Link in not having planted the replacement plants at the entrance yet. Discussion was had regarding the proposed plantings for the circle planter. The Board would like Nature's Link to bring the proposed plants to the circle planter so the Board can get an actual visual. Beth noted the flood light on the south entrance is on 24/7. This means the sensor either needs cleared or replaced.
C. Manager's Report –
   i. Irrigation – the new lock on an irrigation box was pried off and the clocks were reset to run three times per day. A new cabinet for the clock needs to be installed.
   ii. Picnic – the picnic is scheduled for October 3rd. Tim will check with University Elementary School on use of the shelter.

D. Heights Update – things are well in the Heights, the City street cleaners were out recently.
E. Village Update –
   i. Walk Around
      a. 3810 and 3812 Callery Ct. – the Board voted to replace the rear gutters on these units.
      b. Bird Feeders on Decks – The Board discussed the bird feeders that are attached to decks and railings without approval. All bird feeders need to be free standing on the decks so as not to damage the deck boards and railings. Bird feeders should not be in the common area.
F. Vista – Jessie looked at the mailboxes in the Vista and found three mailboxes and five posts that are deteriorated. Jessie and Cathy are happy watching the irrigation system water their lawns.

Old Business:

A. Water Pressure – the Board discussed the two options to deal with the fluctuations in the water pressure. One is to have the City close the new valve that is giving more pressure throughout the neighborhood and everyone will be back down to 40 psi. The other is to leave the valve open giving most of the neighborhood 50-60 psi with occasional fluctuations down to 40 psi when there is high usage which typically happens when the neighborhood to the north runs its irrigation system. The Board decided to keep the valve open for the higher psi. An email will be sent out to the neighborhood regarding this.
B. Violation Timeframes – the Board discussed the timeframes for owners to correct violations. The current violation notice will be sent to the Board for review and timeframes will be determined at next month's meeting.
C. Rules and Regs – the draft is in the dropbox for review.
D. Little Library – no report
E. Homeowners Contacting HOA Vendors –Management was contacted by the irrigation company regarding a Board member who had contacted them directly and requested that they come out immediately to inspect the system. Management reminded the Board that all work orders must go through the management company, as management is the point of contact for the HOA and its vendors. The Board Expectations Agreement provides that Board members should "Never exercise authority as a Board member except when acting in a meeting with the full board or as delegated by the Board".

Exterior Alterations Requests:

A. 3628 Tamarron Garage Door Painting – the owners requested to paint their garage door grey. A motion was made to approve.
   Motion – Tim Smith Second – Gary Chrzastowski Passes
B. 3815 Tamarron Bee Hive – no further documentation has been submitted by Mr. McCutchen. It is our understanding that the garden and bee hive have been installed. A letter will be sent to Mr. McCutchen advising that if the documentation is not submitted, the bee hive and garden will need to be removed.

The Board adjourned the meeting at 8:21 p.m. by motion – Bill Jones and seconded by Tim Smith. Motion passed.