



Tamarron Homeowners Association, Inc.
Annual Meeting Minutes
January 28, 2020

The Annual Meeting was held at University Elementary School, Bloomington, IN and began at 7:00 p.m.
Board Members Present: Gary Chrzastowski, James Eiermann, Marilyn Gregory, Joanne Sabbagh, Tim Smith, Dave Gentry, William Jones, Andy Manson and Deb Tucker.
Property Management: Carole Damon, Capital Realty, Inc.
Absent: David Steele

Welcome and Introductions: Marilyn Gregory, Board President, welcomed those in attendance and thanked them for coming. The Board introduced themselves and the neighborhood they represented; some of the Board members have been residents of Tamarron 20-25 years.

Quorum: A quorum was established by those present and by proxies received prior to the start of the meeting.

The 2019 THA Annual Meeting Minutes were presented. The minutes from the 2019 annual meeting were sent to the owners prior with the annual meeting notice and were in the annual meeting handout. A motion was made to accept the minutes as written.

Motion – Terri Acton

Second – Carol Scheuer

Motion Passes

Treasurer's Report: Gary Chrzastowski, Board Treasurer, gave the report for 2019 year end. Tree and stump removal continues and the tree committee has been doing lots of inspections. We trimmed all the street trees throughout Tamarron this year. The Board has been working on the updates and restatement of the Bylaws and CCRs. Gary went over the profit and loss statement and the balance sheet. A motion was made to approve the Treasurer's report.

Motion – Andy Manson

Second – Chuck Gregory

Motion Passes

2020 Budget: The budget for February 2020 – January 2021 was presented by Gary Chrzastowski. Dues are increasing slightly for the Heights and Vista to cover increased expenses and for the Village also. The largest increase to the Village dues is for the reserve transfer

The 2020-2021 Tamarron Monthly Dues:

Heights	\$25
Vista	\$145
Village	\$257

A vote was taken by ballot and the 2020-2021 budget passed.

Election of the 2020 Board of Directors: Ten residents were nominated to the Board and the election was held by ballot with the following members elected:

Heights

Gary Chrzastowski gchrzast@indiana.edu
David Gentry dgentry@att.net
Marilyn Gregory mfgregor@indiana.edu
Tim Smith smithtim@indiana.edu

Vista

James Eiermann eiermannjames@yahoo.com
Andrew Manson ajmanson7@gmail.com
Joanne Sabbagh joannecarrie@att.net
David Steele grampsbuzz@aol.com

Village

William Jones jonesw@indiana.edu

Deb Tucker lexusdtdebi@aol.com

Other Business:

- A. **Entrance Walls:** The brick on the entrance walls is deteriorating due to manufacturer's defects. We have two options to repair or replace these walls. One option is to place stucco over the brick. The other option is to replace the brick. The stucco option is about a third of the cost of brick. If new brick is chosen by the membership, it will be sealed and last a long time.

Q: Are the funds coming from the budget? No, the funds are coming from reserves.

Q: Approximately how much per household is being contributed: \$217 per household from the reserves.

A vote was taken by ballot as to the preference on stucco or brick and for authorization of reserves funds to be spent. The vote was 25 in favor of brick to 1 in favor of stucco and 24 yes votes for approval of reserves funds for the brick replacement to 2 votes no. Replacement of the entrance walls with brick funded by reserve funds passes.

- B. **Bylaws and CCRs Restatement:** The first draft of the restated Bylaws and CCRs are on the Tamarron website at www.tamarron.org. We are giving people a chance to look them over then will hold a meeting to answer questions and get homeowner feedback. We plan on having a synopsis of the changes for everyone.

Homeowner Comments:

- A. Carol Scheuer asked if the Vista residents could get a list of what the lawn care company does in their neighborhood. Yes, we have the neighborhood handout but can put something more specific together.
- B. Amal Altoma was thankful for the leaf removal.
- C. Lisa Ashkin asked if Landmark's contract had been renewed. Yes, the Board has renewed their contract.
- D. Susan Graves thanked the Board for all they do and said the neighborhood continues to look good and she's happy she lives here.
- E. Lino Mioni asked if a reminder could be sent to neighbors reminding them not to walk their dogs in other people's backyards. It was noted that a lot of the dog walkers come from other neighborhoods.
- F. Tim Smith expressed appreciation for Capital Realty, Inc. management team and their high level of service they provide.
- G. Entrance lights - the breaker box for the entrance lights is underground. With the recent rains, the ground water keeps getting into the box and tripping the breaker. We continue to have it reset, when weather allows we will try to move the box to a different location.

A Motion was made to adjourn the meeting at 7:32 p.m. by Chuck Gregory and seconded by Andy Manson. Motion Passed