



Tamarron Homeowners Association, Inc.  
Annual Meeting Minutes  
January 24, 2017

The Annual Meeting began at 7:02 p.m. and was held at the University Elementary School, Bloomington, IN.

**Board Members Present:** Gary Chrzastowski, John Franklin, David Gentry, Marilyn Gregory, William Jones, Andy Manson, Joanne Sabbagh, Tim Smith and Debra Tucker. **Property Management:** Carole Damon, Capital Realty, Inc. **Absent:** David Steele

**Quorum:** A quorum was established by those present and proxies.

**Welcome and Introductions:** Tim Smith, Board President, welcomed those in attendance. The Board introduced themselves and the neighborhood they represented.

**The 2016 THA Annual Meeting Minutes were Presented.** Ron Thompson requested a correction to item D. under New Business about the satellite dishes. Tim Smith explained that a complaint had been made to the Attorney General's office and this issue was among the complaints. Attorney General responded that we were in compliance of the CCR's with regard to this issue (as well as the others listed in the complaint) and the complaint was dismissed. A resident asked how many complaints the Board had received about satellite dishes and Tim responded 1. Susan Graves asked if we can update the CCR's to include satellite dishes so we don't have to keep discussing it every year. Ray Golarz asked if we can bill the homeowner who filed the complaint, the legal fees we were charged by the lawyer who prepared the response to the complaint for the Board. Tim indicated the Board will take that under advisement and also review the CCR's and By Laws this coming year.

**Motion to approve the minutes with the corrections – Ray Golarz; Second – Chuck Gregory**  
**Motion Passes**

**TREASURER'S REPORT/2017 BUDGET:** The Treasurer's report was given by Carole Damon and Gary Chrzastowski. A homeowner asked if we received any of the dues owed on the property that recently went through foreclosure. Carole reported there was nothing left from the proceeds to go toward that. Several questions were asked about the tree removal in 2016. There was a total of 33 trees removed in the Vista, Village and Common areas. The Tree Committee will continue to look at trees and assess the order of removal. Ray Golarz asked about the trees that backed up to University School. In the past, the MCCSC contributed to the cost of removal of those trees. Carole will check and see if that is still the arrangement.

**2017 BUDGET:** The budget for February 2017 – January 2018 was presented by Gary Chrzastowski. A copy of the proposed budget as well as a Neighborhood Quick Guide brochure were handed out to show each neighborhood the services they receive from the dues they pay. The increases to the Vista and the Village were mainly related to the tree removal, upcoming side-walk replacement and the need to increase funds in the reserves. A homeowner in the Vista asked why the Height's dues were not increasing. Gary explained that after the common area costs were determined, the Height's dues should have actually been reduced. However, it was decided to keep them the same as last year and not reduce them since Vista and Village were both seeing increases. A homeowner in the Vista asked about mole treatment and Carole indicated that our lawn care company treats for moles. Another homeowner asked if we would be replacing the current irrigation system. The Board said no, but we are looking at possible updates to the current system. A homeowner asked how we determine mailbox replacement and Gary C. indicated that he has personally gone around the neighborhood to inspect boxes and posts and has a list.

**Motion to approve the Treasurer's Report – Ray Golarz      Second – Bill Knapp**  
**Motion Passes.**

**2017 Budget Motion Passes by ballot vote.**

**The 2017-18 Tamarron Monthly Dues:**

<b>Heights</b>	<b>\$22</b>
<b>Vista</b>	<b>\$133</b>
<b>Village</b>	<b>\$227</b>

**2017 BOARD MEMBERS:** Election was held by ballot with the following members elected:

**Heights**

Gary Chrzastowski [gchrzast@indiana.edu](mailto:gchrzast@indiana.edu)  
David Gentry [dgentry@att.net](mailto:dgentry@att.net)  
Marilyn Gregory [mfgregor@indiana.edu](mailto:mfgregor@indiana.edu)  
Tim Smith [smithtim@indiana.edu](mailto:smithtim@indiana.edu)

**Vista**

John Franklin [jfrank247@gmail.com](mailto:jfrank247@gmail.com)  
Andrew Manson [andym1@sbcglobal.net](mailto:andym1@sbcglobal.net)  
Joanne Sabbagh David Steele [jsabbagh@homefinder.org](mailto:jsabbagh@homefinder.org)  
David Steele [grampsbuzz@aol.com](mailto:grampsbuzz@aol.com)

**Village**

William Jones [jonesw@indiana.edu](mailto:jonesw@indiana.edu)

Debra Tucker [lexusdtdebi@aol.com](mailto:lexusdtdebi@aol.com)

**OTHER BUSINESS:** A homeowner filed a complaint with the Attorney General's office. With the help of the Board's lawyer, we sent a response to the complaint. The Attorney General's Office indicated we were in compliance and the complaint was dismissed. Ron Thompson indicated he was the homeowner who filed the complaint. Tim Smith thanked the Board for their work in keeping the neighborhood in compliance. A few of the homeowners thanked the Board for their service and volunteering their time. Ray Golarz again requested that Mr. Thompson reimburse the Neighborhood Association for the legal fees involved in responding to his complaint. Susan Graves and a few others asked if we could vote on the satellite dish issue and amend the CCR's. Carole pointed out that to amend the CCR's, 75% of the homeowners would need to vote in favor. For a change in the By Laws 66 & 1/3% would need to vote in favor. The cost to amend these things runs anywhere from \$2,700- \$3,500. Tim said the charge to the Board for 2017 would be to review CCR's and draft amendments for changes.

**DISCUSSION:**

- a. Ray Golarz – asked what can be done about speeding in the neighborhood by homeowners. He was advised that the best thing to do is report it to the police. Carole said that on the City's website there is a "You report" button and it can be submitted there. It was advised that people should not confront the offending neighbor – let the police handle it. They can step-up their patrols through Tamarron.
- b. An owner asked about the status of the rental unit. The owner involved was taken to court and agreed not to rent again.
- c. Ron Thompson asked that agendas, etc. be emailed to all homeowners. Tim indicated that we do not send sensitive information via email. Documents can be found on the Tamarron website ([tamarron.org](http://tamarron.org)). A request was made that that website name be added to the Neighborhood Quick Guide brochure.

**Motion to adjourn the meeting – Bill Knapp    Second – James Eiermann    Motion Passes**

**The meeting was adjourned at 8:36 p.m.**