

Tamarron Homeowners Association, Inc.
Board of Directors Meeting
Tuesday, November 15, 2022 7:00 p.m.
Via Zoom

MEETING MINUTES

Members Present: Tom Adams, Gary Chrzastowski, Bill Jones, Andy Manson, Tim Smith and Dave Steele

Homeowners:

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

Meeting was called to order at 7:03 p.m. by Gary Chrzastowski

Minutes:

- A. The minutes from the October 18 2022 regular board meeting were discussed. A motion was made to accept the minutes as written.
Motion – Dave Steele Second – Tim Smith Passes

Financials:

- A. The financial reports were presented by the Board Treasurer, Gary Chrzastowski. A motion was made to accept the reports as presented.
Motion – Tim Smith Second – Bill Jones Passes

Committee & Neighborhood Reports:

- A. Tree Committee –
1. The bid from Blue Stone came in at over \$25,000. There is around \$15,000 in the budget for trees. The Board voted to have Blue Stone prioritize the tree removal list up to \$15,000.
2. 3722 Tamarron had a tree fall and hit her house/gutters. The owner believes there are a few more that are dead and need to be looked at. We will ask Blue Stone to look at this property and see if any trees need removed there.
- B. Landscape Committee – the landscape looked sparkly in the frost today.
- C. Irrigation – no report.
- D. Lawn Care – the lawn crew has another leaf removal round to go and then they should be done for the season.
- E. Heights Update – there are utility markings throughout the neighborhood. We believe this is for the new fiber optic lines the City is running.
- F. Village Update – all is good.
- G. Vista Update – things are going fine.

Unfinished Business:

- A. CCRs and Bylaws – the restated CCRs passed. Will need the Board to sign the document for recording. Will present Bylaws at the annual meeting.
- B. Rules and Regs – tabled until CCRs and Bylaws are passed.

C. Investment Policy – the Board discussed where to invest funds. Gary will continue to do some research.

New Business:

A. 2023 Budget – Gary and Carole are working on the budget. There will be increases to lawn care, snow removal and Vista tree removal. We'll have a draft at the next meeting.

Exterior Alteration Requests: None

The Board adjourned the meeting at 8:06 p.m. by motion – Bill Jones and seconded by Andy Manson. Motion passed.