

Tamarron Homeowners Association, Inc.
Board of Directors Meeting
Tuesday, December 21, 2021 7:00 p.m.
Via Zoom

MEETING MINUTES

Members Present: Tom Adams, Gary Chrzastowski, James Eiermann, Joanne Sabbagh, Bill Jones, Dave Steele and Andy Manson
Property Management Company: Carole Damon, Capital Realty, Inc.
Homeowner: Ron Thompson

Meeting was called to order at 7:10 p.m. by James Eiermann

Homeowner Comments: Mr. Thompson had questions about the restated CCRs and Bylaws. The Board is having a meeting on January 4th with the Board attorney to go over homeowner questions and that would be the time for him to ask his questions. He requested a copy of the changes. Both documents were totally rewritten and there is not a list of changes.

Minutes:

- A. The minutes from the October 19, 2021 board meeting were reviewed. A motion was made to accept the minutes as written.
Motion – Tom Adams Second – Dave Steele Passes
- B. The minutes from the November 16, 2021 meeting were reviewed and discussed. A motion was made to accept the minutes as written.
Motion - Tom Adams Second – Bill Jones Passes

Financials:

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

Exterior Alteration Requests:

- A. 3813 Callery Drive – requested to install a dog eared 4 foot high picket fence.
- B. A motion was made to approve the fence with the stipulation that it must be a shadow box fence style.
- C. Motion – Tom Adams Second – Bill Jones Passes
- D. 3830 Tamarron – request to install a 4 foot high picket fence and a swing set. A motion was made to approve the fence with the stipulation that it must be a shadow box fence style.
- E. Motion – Tom Adams Second – Bill Jones Passes
- F. 806 Keystone – request to replace siding with Hardy Board siding, replace sliding door and window. Request was approved by Board email vote.
- G. 3909 Tamarron – request to replace roof with GAF Timberline shingles. Color will be determined by what is available. A motion was made by the Board via email to approve the request, shingles to be a neutral color.

Committee & Neighborhood Reports:

- A. Tree Committee – Juris has not trimmed the street trees yet. Trees are dormant.
- B. Landscape Committee – the City has planted some street trees.
- C. Irrigation – has been shut down and we will turn the meters off for the winter.
- D. Heights Update – things are going well. There was a lot of leaves piled up but the City came through and has cleaned them up.
- E. Village Update – the City street trees need repaired. Tom is concerned about people speeding and people walking in the street.
- F. Vista Update – things are good! The new snow removal company has started putting out blue stakes to mark driveways and sidewalks.

Unfinished Business:

- A. CCRs and Bylaws – the restated documents have been sent out to homeowners. A neighborhood meeting is set for January 4th at 7:00 p.m. with the Board attorney to go over the documents and answer questions.
- B. 3725 Tamarron – the edging/fence is still up. Send the owner a letter that it must be removed back from the driveway to the front corner of the house.

New Business:

- A. Snow Removal Contract – with Landmark giving late notice of not doing snow removal this season, we have only one bid and it is from G&G Lawn and Landscaping. A motion was made to accept the bid.
Motion – Tom Adams Second – James Eiermann Passes.
- B. 2022 Budget – the proposed 2022 budget had been emailed to Board members prior to the meeting. The big project for 2022 will be replacing the brick around the circle planter. Tom asked if stamped concrete could be used instead of brick. Gary said we could look into it
- C. 2022 Annual Meeting – the annual meeting will be on January 25th at 7:00 p.m. via Zoom.
- D. Trash cans – letters are going out again to owners who leave their trash cans out. The CCRs says they can put a screen around them. The Board may want to look at a pre-approved type of screening.
- E. Village Handbook – the 2022 Village handbook was reviewed. As required by the insurance company, the owners need to be informed that grills have to be used 10 feet away from the structures.

The Board adjourned the meeting at 8:20 p.m. by motion – Bill Jones and Second Tom Adams. Motion passed.