

**TAMARAC HILLS HOMEOWNERS ASSOCIATION
BOARD MEETING
October 10, 2006**

A regular meeting of the Board of Directors of the Tamarac Hills Homeowners Assn. was called to order by President Mike Hall, on Tuesday October 10, 2006 at

3:30 PM in the Conference Room at 6795 E. Tennessee Ave.

Present were: Bob Ambrosius, Mike Hall, Eric Klepinger, Ralph Opgenorth, and Michael Hayutin. A quorum was established. Also in attendance were Jan Griffin and Don Schultz.

Steve from Lunar Pools presented his contract including an extensive description of the work they'd be doing and had samples of the deck finishes and tiles that were available for the job. He also presented "Options and Additions" totaling \$40,838. It was decided that a special meeting would be held at the swimming pool on Monday Oct 16th at 10:30AM to resolve some of the issues and move forward with the project.

We then discussed the Sign Rules from our (past and) present Rules and Regulations. Jan Griffin made a strong case regarding the fact that the rules are not only overly restrictive, but that certain homes don't lend themselves to one universal set of rules. It was generally agreed that we want real estate signs to be readily visible and to have a professional clean look. Jan also brought up the fact that signs on Dartmouth ("Home for Sale") would be very helpful in bringing prospective buyers into our neighborhood. There seemed to be a consensus that getting homes sold as quickly as possible helps real estate values and gets the signs down sooner than later. Don Schultz echoed these sentiments and was appreciative of the audience. Bob Ambrosius agreed to write the new sign rules in draft form and email them to the Board.

Minutes from the prior meeting were reviewed and amended by Mike Hall. The minutes were approved.

We discussed the financial reports. There are no current problems.

The phone logs were examined and discussed.

We reviewed a new contract for the Audit of our financial statements and annual tax return. Although the overall cost will go up about \$80, it was agreed that we've received a good service value for the money and the new contract was approved.

The next meeting is November 14, 2006 at 3:30 P.M.

The meeting was adjourned at 5:35 P.M.

Respectfully Submitted,

Bob Ambrosius- Board Member