

**TAMARAC HILLS HOMEOWNERS ASSOCIATION
ANNUAL MEETING
FEBRUARY 10, 2009**

The Annual Meeting of the Association was held February 10, 2009 at Hamilton Middle School, E. Dartmouth and Willow Streets. The meeting was called to order at 6:00 P.M. by President Mike Hall. Officers present were Mike Hall, Herb Padzensky, Eric Klepinger, Bob Ambrosius, Ralph Opgenorth, Dolores Hendrickson, and Bob Blatherwick. Michael Hayutin represented Weststar Management Co.

A quorum was confirmed by Michael Hayutin.

President Hall introduced the Board.

The minutes of the 2008 Annual Meeting were approved, unanimously, as presented.

President Mike Hall gave a presentation on the "State of the Association". He said that our current dues would remain the same and that we had no debts. For the first time in many years, we were able to complete a major tree trimming program. He said that we have a need to update our reserve study, as it has been several years since implementation. President Mike reported that the Board has been looking at a color revision program and that new roofing material and siding components are being considered. The retaining wall issue is under continuous study and consideration. All homeowners are responsible for their individual repair projects through the Architectural Review Committee. It was mentioned that under our covenants, no garage sales are allowed. Weststar management does have a web site and our HOA documents are available there. The address is www.WeststarManagement.com.

The term of office for three Board members expired today. Mike Hall, Herb Padzensky and Ralph Opgenorth were thanked for their service. Mike Hall, Herb Padzensky and Paul Manoogian were nominated for the three year terms of office. They were elected by acclamation.

The annual Finance Report was given by Treasurer Bob Blatherwick. Questions were satisfied.

The IRS required nonprofit resolution was read by Bob B. It was approved by unanimous vote.

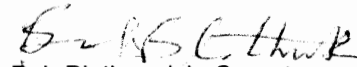
The 2009 budget was discussed and approved by unanimous vote of those present.

A power point presentation was made by Bob Ambrosius showing the condition of some of the retaining walls. A lengthy general discussion of the walls followed the slides.

Roe Padzensky thanked the homeowners for their participation in the recent food drive program. Three hundred pounds of food were collected.

The meeting was adjourned at 7:34 P.M.

Respectfully Submitted,



Bob Blatherwick, Secretary