

TAMARAC HILLS HOMEOWNERS ASSOCIATION
BOARD MEETING
June 9, 2009

A regular meeting of the Board of Directors of the Tamarac Hills Homeowners Association was called to order by president Mike Hall on Tuesday June 9, 2009 at 3:40 PM in the conference room at 6795 E. Tennessee Ave., Denver CO. Present were Bob Ambrosius, Mike Hall, Dolores Hendrickson, Eric Klepinger, Paul Manoogian, Herb Padensky, and Michael Hayutin.

A quorum was established.

Minutes of the May Board meeting were accepted.

The Board had a lengthy discussion of the main question regarding repair/replacement of retaining walls: Who bears the cost? Legal responsibility was discussed, based on an old (1999) opinion from the Board's attorney on a related matter (replacement of perimeter fences). Various opinions were expressed, alternatives were considered, and a straw poll was taken. No conclusion was reached. Because of the high cost of the repair work, the possibility of preparing for "town meetings" to inform homeowners and solicit opinions was discussed again. Several Board members believed that direct discussion with the Board's attorney would be useful; since the attorney will be unavailable for the next regular Board meeting, a special meeting will be arranged and was tentatively scheduled for 3:30 PM on June 16, 2009.

The results of the walkthrough to inspect concrete were discussed and confirmed.

The Board voted to allow homeowners to choose from the palette of color combinations proposed by a special committee. The Board agreed that an owner choosing to change existing colors would be charged a fee representing the average extra cost to change colors (not the cost for the owner's individual house). Bob Ambrosius will ask the committee to prepare a letter to homeowners for the Board's review.

The financial statements were reviewed. Board members noted that snow removal expenses for the year already exceed the year-to-date budget by \$7121. Mike Hall suggested that Board members be alert to any cost-saving opportunities. Current bills were reviewed and checks were signed.

The Board accepted Weststar Management Corp.'s proposal to extend the management contract to June 30, 2010 at a slight increase in cost.

The Board accepted The Hartford's insurance quote, at a slightly reduced cost from last year. The Board declined The Hartford's proposal for increased coverage for crime and retaining/perimeter walls.

The Board discussed damage to pool chairs from the June 7 hailstorm. The Board decided to replace the chairs, which were damaged enough to be uncomfortable to use. Herb Padensky agreed to look for replacements, possibly accompanied by a Pool Committee representative. It was reported that JBK Landscape, Inc., was clearing the many leaves knocked off trees by the hail.

The next scheduled meeting is July 14, 2009.

The meeting adjourned at 5:15.

Respectfully submitted,

Paul Manoogian

Paul Manoogian
Acting Secretary