

TAMARAC HILLS HOMEOWNERS ASSOCIATION
SPECIAL BOARD MEETING
June 16, 2009

June 16

A special meeting of the Board of Directors of the Tamarac Hills Homeowners Assn. was called to order by President Mike Hall, on Tuesday, ~~May 12~~, 2009 at 3:39 PM in the 6th floor Conference Room at 6795 E. Tennessee Ave. Present were: Bob Blatherwick, Mike Hall, Bob Ambrosius, Eric Klepinger, Paul Manoogian, and Michael Hayutin, and the Board's Attorney Myra Lansky.

Dolores Henrikson
The special meeting was called to discuss the ramifications of the retaining wall situation. Myra was present to discuss the Board's legal options, as shown in our Declarations.

The Declarations state that the walls are the individual owner's responsibility. The Covenants state that "You must maintain your property".

The Board could, at its option, pay for a part of the wall work and assess the owners for the remainder at a rate of 1/79 each.

A discussion followed on property lines and wall locations. Are walls on individual properties or off? Our maps are inconclusive.

The various parts of all the factors were discussed.

It was determined that this could be a ten year project.

A discussion was held on the Board's rights as shown in the Covenants.

It was determined that the board could assess all homeowners at a rate of 1/79th of the cost of the project or order each owner to repair their own wall.

Another option is to do nothing at the present time.

The meeting adjourned at 5:00 P.M.

Respectfully Submitted,



Bob Blatherwick, Secretary