

TAMARAC HILLS HOMEOWNERS ASSOCIATION
BOARD MEETING
August 11, 2009

A regular meeting of the Board of Directors of the Tamarac Hills Homeowners Assn. was called to order by President Mike Hall, on Tuesday August 11, 2009 at 3:30 PM in the Conference Room at 6795 E. Tennessee Ave. Present were: Bob Blatherwick, Eric Klepinger, Bob Ambrosius, Paul Manoogian, Mike Hall and Michael Hayutin. Also in attendance was Jim Eichberg from the Architecture Review Committee and Ralph Opgenorth of Unit #41

A quorum was established.

Current bills were reviewed and checks signed.

The minutes of the July 14th meeting was approved, by unanimous vote.

Jim Eichberg reported that the Architecture Review Committee (ARC) has approved seven new roofs using "Presidential TL Shake" with a color of "Autumn Blend".

Ralph Opgenorth of Unit #41 appeared before the Board to appeal a ruling by the ARC that he could not use "Landmark TL/IR" roofing by CertainTeed Corp. Jim gave the reasoning of the ARC in approving the "Presidential" brand roofing material and not the "Landmark". He said that the request by Ralph was thoroughly explored and investigated by the ARC with the decision not to grant his request to add the "Landmark" brand to the approved list. A motion was made and seconded to support the decision of the ARC and deny the appeal of Ralph. The motion was approved.

It was moved and seconded that "Presidential TL" be added to our list of acceptable roofing materials. The motion was approved by unanimous vote.

The financial reports were discussed.

The phone logs were checked and discussed.

The property inspection report was discussed.

A motion was made and seconded to have the streets in the complex swept. The motion carried unanimously.

Under New Business, a Reserve Policy Study, as per direction of the State Legislature, was discussed. We do not currently have such a policy. It was moved, seconded and approved unanimously to approve the expenditure of \$175 for our Attorney to develop such a policy.

The Painting Color Analysis project was tabled until next meeting.

The Retaining Walls "Town Meetings" concept was discussed. It was determined that such meetings not be held in homes, but in a school or library meeting room.

The Board voted by unanimous vote to close the swimming pool for the rest of the year on the day after Labor Day (September 8th).

The next meeting is September 8, 2009 at 3:30 P.M.

The meeting adjourned at 5:05 P.M.

Respectfully Submitted,


Bob Blatherwick, Secretary