

**TAMARAC HILLS HOMEOWNERS ASSOCIATION
BOARD MEETING
September 8, 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, September 8, 2009 at 3:30 PM in the Conference Room at 6795 E. Tennessee Ave. Present were Mike Hall, Bob Ambrosius, Paul Manoogian, Herb Padensky, Eric Kleppinger, and Michael Hayutin. Jim Williams from Unit #18 attended as a visitor.

A quorum was established.

Current bills were reviewed and checks signed.

The minutes of the prior meeting were reviewed and corrected. They were approved as corrected.

The financial statements were reviewed. ~~There was no change in the amount of the deposit, however, the deposit was~~
~~increased from \$100,000 to \$150,000. The deposit was increased from \$100,000 to \$150,000. The deposit was increased from \$100,000 to \$150,000.~~
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We discussed the foreclosure procedure pending in the neighborhood. Mike Hall will notify Myra Lansky that the HOA does want to be in line for any redemption funds for past HOA dues available through the procedure.

The phone logs were noted and discussed. This brought up a discussion of The Architectural Review Committee ("ARC"). It was suggested and agreed that the committee should have more members (5, if we can find them) and that the number of members should always be an odd number. There was also a discussion as to the scope of the ARC. It was generally agreed that the Board should make the larger "global" decisions on approved designs and materials, and that the ARC's job was to enforce those decisions.

There was a discussion about the state statute that requires us to have a Reserve Study Policy. We comply with the statute and Paul suggested that our policy is to define what our policy is. We don't believe the new statute requires a specific time period to review our policy.

Since Jim Williams from #18 was there to get an update on the retaining wall issue, we tried to give him a brief history of what we've discussed since his last visit. Of particular interest was the legal advice we received from Myra. This involved describing the mechanism needed to have the HOA control the project and perhaps UNEQUALLY assess homeowners for the cost.

Paul Manoogian revived the idea of having a "town meeting" with the homeowners to further explain our options on the eventual replacement of the retaining walls. The meeting has been set for October 20th and a letter has been sent to all the residents announcing this. The meeting will be held at the Sheraton Four Points at 6PM.

Several contracts were reviewed and approved. The paint bid was awarded to our current vendor, Classic Painting and the snow removal contract was again awarded to Piper.

The next scheduled meeting is October 13, 2009.

The meeting adjourned at 5:07 P.M.

Respectfully Submitted,

Bob Ambrosius-Substitute Secretary