

**TAMARAC HILLS HOMEOWNERS ASSOCIATION
BOARD MEETING
December 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 December 8, 2009 at 3:35 PM in the Conference Room at 6795 E. Tennessee Ave. Present were: Bob Blatherwick, Bob Ambrosius, Herb Padzensky, Paul Manoogian, Mike Hall, and Michael Hayutin. Visitors in attendance were William and Beverly Maltby, Unit #14 and Jim Williams, Unit #18.

A quorum was established.

Current bills were reviewed and checks signed.

As a favor to the visitors, the subject of the Wall Problem was moved ahead in the agenda and a thorough review and explanation of the situation was given by President Hall. He discussed what the Board has been doing and what our sources of pertinent information have been. There was a lengthy discussion of the problem.

The minutes of the October 13th meeting were approved by unanimous vote.

The financial reports were discussed with time spent on the cost of snow removal so far this year.

The phone logs were checked and discussed.

The property inspection report was discussed

The Board discussed the responses to the survey that was sent to all Homeowners as a result of the October "Town Meeting". Sixty responses were received.

The e-mail to the Board from Paul with his thoughts for Board consideration was discussed. His idea of a newsletter was mentioned, with no action taken at this time.

It was decided that we should get a "wall type contractor" to give us another opinion of the situation.

Paul's other items were delayed until next month.

A discussion of the 2010 Budget ensued. The Treasurer felt that we should increase the budgeted amount for snow removal to \$35,000. The amount for Gas and Electric was increased by \$500, to \$5,500. Michael will make the changes.

Michael stated that there was a problem with the aging lights at the Mailbox Kiosks and recommended that they be replaced. The Board approved, by unanimous vote, the expenditure of \$720 from the Reserve Fund for this purpose.

A discussion regarding the Architecture Review Committee followed. Bob A. nominated Mary Bleacher, of Unit #46, to fill the vacancy on the Committee. The nomination was seconded and approved by unanimous vote.

The next meeting is January 12, 2010 at 3:30 P.M.

The Annual Meeting is tentatively scheduled for the evening of February 12, 2010 at Hamilton Middle School, if available, or at the Four Seasons Hotel.

The meeting adjourned at 5:35 P.M.

Respectfully Submitted,


Bob Blatherwick, Secretary