

**TAMARAC HILLS HOMEOWNERS ASSOCIATION
BOARD MEETING
JANUARY 12, 2010**

A regular meeting of the Board of Directors of the Tamarac Hills Homeowners Assn. was called to order by President Mike Hall, on Tuesday January 8, 2010 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, Eric Klepinger, and Michael Hayutin. Visitors in attendance were Jim Williams, Unit #18, Sam Blick and Jacob Foos from Slaton Brothers Retaining Wall Specialists.

A quorum was established.

Current bills were reviewed and checks signed.

The minutes of the December 8th meeting were approved by unanimous vote.

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

The phone logs were checked and discussed. The property inspection report was discussed. There was no correspondence for discussion.

A presentation on the wall situation was made by the visitors from Slaton Brothers who have made an inspection and review of the retaining walls. They discussed possible methods of repairs. They gave a thorough description of their work and how they would perform the tasks. It will be necessary to examine every yard to determine specific needs. A discussion on the possibilities of phasing in repairs over a period of time and the costs per segment concluded their presentation.

Paul asked about a statement from the minutes of the meeting of September 13, 2005 saying that the Board had approved a motion "...that all publicly visible walls will be Association responsibility". After discussion, the statement was rescinded and clarified to say "In accordance with our legal documents and on the advice of counsel, every Homeowner is responsible for the retaining wall on their property". Paul moved to make the clarification; it was seconded and passed by unanimous vote.

It was emphasized a collapse of the walls is not an imminent problem.

The distribution of a newsletter with the annual meeting notification was discussed. It was approved by unanimous vote.

It was moved, seconded and approved by unanimous vote to appoint Jim Williams, Unit 18, to the Board, to fill the vacancy left by Dolores Hendrickson at her resignation.

The budget was discussed. Of the increase in dues of nineteen dollars, eighteen will go to an increase in budgeted snow removal costs. It was moved, seconded and approved to present the budget, as changed, to the Annual Meeting of the Homeowners.

It was announced that Mary Bleacher, Unit 46, has accepted the nomination to the Architectural Review Committee to replace Carol Blatherwick. The Committee is now composed of Jim Eichberg, Unit 30, Susan Ambrosius, Unit 44, and Mary.

The next meeting is the Annual Meeting on February 9, 2010 at 6:00 P.M. at the Embassy Suites Hotel, 7525 E. Ave.

The meeting adjourned at 5:40 P.M.

Respectfully Submitted,


Bob Blatherwick, Secretary