

**TAMARAC HILLS HOMEOWNERS ASSOCIATION
ANNUAL MEETING
FEBRUARY 9, 2010**

The Annual Meeting of the Association was held February 9, 2010 at the Embassy Suites Hotel, 7525 E. Hampden Ave. in the Hampden Room. The meeting was called to order at 6:05 P.M. by President Mike Hall. Officers present were Mike Hall, Herb Padzensky, Eric Klepinger, Bob Ambrosius, Paul Manoogian, Jim Williams and Bob Blatherwick. Michael Hayutin represented Weststar Management Co.

A quorum was confirmed by Michael Hayutin.

President Hall introduced the Board.

The minutes of the 2009 Annual Meeting were approved, unanimously, as presented.

President Mike Hall gave a presentation on the "State of the Association". He explained our current problems with the retaining walls and our high cost of effective snow removal. The snow removal costs have increased our budget and, consequently, our monthly dues. The increase in dues will be the first increase in several years.

The term of office for two of our Board members expired today. Eric Klepinger and Bob Ambrosius were thanked for their service. They both were immediately nominated for another three year term. They were elected by acclamation.

The annual Finance Report was given by Treasurer Bob Blatherwick. Questions were satisfied. The Homeowners were informed that all of our financial reports and Board minutes are available on Weststar's web site, "www.weststarmanagement.com".

The IRS required nonprofit resolution was read by the Treasurer. It was approved by unanimous vote.

The 2009 budget, with an increase in monthly dues of \$19, was discussed and approved by secret, written, vote of those present. The vote was unanimous. It was requested that our actual costs per year be shown on next year's budget, alongside the budget figures

President Hall discussed, in some detail, the ongoing retaining walls problem and the work the Board has been engaged in resolving the issue. The information given in the newsletter, that accompanied the notice of this meeting, was discussed. A lengthy general discussion of the walls followed.

The meeting was adjourned at 7:40 P.M.

Respectfully Submitted,



Bob Blatherwick, Secretary