

TAMARAC HILLS HOMEOWNERS ASSOCIATION
BOARD MEETING
April 13, 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 April 13, 2010 at 3:30 PM in the Conference Room at 6795 E. Tennessee Ave. Present were: Bob Ambrosius, Bob Blatherwick, Mike Hall, Paul Manoogian, Herb Padzensky, Jim Williams, and Michael Hayutin.

A quorum was established.

Homeowners in attendance were: Wilma Aaron, Unit 61; Sue Ambrosius, Unit 44; Art and Mary Bleacher, Unit 46; John Caldwell, Unit 48; Diane Cohn, Unit 57; Sally Cumine, Unit 78; Shelly Debber, Unit 38; Jan Griffin, Unit 37; Susan Jacobson, Unit 62; Ralph Latimer, Unit 45; Sherwin and Alice Littman, Unit 75.

Current bills were reviewed and checks signed.

The painting color issue was explained by President Mike Hall. He said that the Board, after about two years of study, had approved new color options for the homes. He said that the Board had intended to send informational letters to all homeowners requesting feedback on the colors before adapting any changes, but that, inadvertently, the letter was never sent. He emphasized that it was the Board that had made the decision, not a paint color committee. The color committee consisted of Ro Padzensky and Don Best, homeowners.

Ro talked about the committees work and its progress. She said that a letter had been drafted to the homeowners at that time.

John Caldwell is one of the Homeowners that has changed to the new colors. He spoke in favor of the changes. He thanked the Board for their efforts.

Sherwin Littman gave the results of his e-mail survey. He said that three wanted more information, one likes the change and sixteen want a one color policy. He said that he wants to maintain continuity with a one color policy. President Hall said that we have not been a one color community.

Diane Cohn expressed her displeasure at how the change had been handled and that there had been a definite lack of communication. She is afraid that a "hodge podge" of colors will develop. She wants the Board to backtrack and send out a letter requesting opinions.

Bert Womack said that he was very pleased with his new colors and that he supports the Board in making the change.

Jan Griffin spoke about colors in other communities and the varieties that can be seen. Only two of the communities she checked had same color schemes. She felt that there been no devaluation of property, in other areas, due to colors. She spoke of the diversity of colors in many complexes.

Susan Jacobsen said that she likes the earthy colors.

Sally Cumine is a newcomer to the area. She chose here because of the appearance. She wants majority support.

Sally Debber like the concept of uniform colors.

Sue Ambrosius wants majority support.

Ralph Latimer feels that the new color scheme has "cheapened the neighborhood".

Mary Bleacher suggested finding out how many homeowners would change to the new colors, and returning to the old colors if not many would change.

Board Member Bob Blatherwick stated that he likes the new colors on his neighbor's homes.

Bob Ambrosius said that the actual colors seem brighter than the samples shown to the board. He apologized for the Board dropping the ball on notifying the Association.

Herb Padzensky said that he did not buy because of a color scheme and that he likes the new colors.

In summary, it was maintained that the Board erred in its procedures and that a survey is needed to determine what action should be taken regarding the color schemes.

Jim Williams said that he wants to maintain amicable relations in our community.

At this time the Board returned to the planned agenda and visitors, who so wished, were invited to stay for the rest of the meeting. John Caldwell, Jan Griffin and Ro Padzensky remained.

The minutes of the March 9th meeting were approved by unanimous vote.

The financial statements were discussed. Snow removal costs were mentioned. There were no questions.

The phone logs were checked and discussed. A request had been made for a "No Exit" sign by the 7500 mailboxes. The Board voted unanimously not to place such a sign.

The property inspection report was discussed.

The Slaton Brothers proposal regarding the retaining walls was postponed until next meeting.

There was no unfinished business.

It was moved and seconded that a letter and questionnaire regarding the Paint Schemes be written. The vote was five aye and one abstain.

The Architecture Review Committee was discussed and left at three members.

Preparation of a newsletter was postponed.

Estate sales were discussed. It was moved and seconded to allow them. The vote was four aye and two nay.

The next meeting is May 11th at 3:30 P.M.

The meeting adjourned at 6:00 P.M.

Respectfully Submitted,

Bob Blatherwick, Secretary