

**TAMARAC HILLS HOMEOWNERS ASSOCIATION
BOARD MEETING
May 11, 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 May 11, 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, Eric Klepinger Jim Williams, and Michael Hayutin.

A quorum was established.

Homeowners in attendance were: Sue Ambrosius, Unit 44; Art and Mary Bleacher, Unit 46; Sally Curnine, Unit 78; Jan Griffin, Unit 37; Sherwin Littman, Unit 75; Ed. Carelli, Unit 76; Daina Kalnins, Unit 64; Donna Brennan, Unit 13; and Sally Kenz, Unit 51. Also in attendance were Sam Blick and Jake from Slaton Brothers.

Current bills were reviewed and checks signed.

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

The representatives from Slaton Brothers presented their proposal for the retaining walls. They propose to replace about 75 feet of the retaining walls in the green belt area, under the power lines, along Dartmouth Avenue. There was a lengthy discussion of the installation work and it's two year construction warranty. There were many questions from the Board and the visiting Homeowners, all of which were answered. Wall color choices are available. The Company can do a sample wall, which can be placed in the pool area for inspection.

The results of the paint survey (attached to the record minutes) were discussed. There were 65 responses, with two coming in after the tally; Comments were made by Homeowners, Carelli, Littman, Susan Ambrosius, Kalnins, Bleacher and griffin. Jan Griffin said that from a Realtor's point of view, color is not hurting values in our neighborhood. General discussion shows that a definite color plan is needed.

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. Jan Griffin remained to discuss the recent estate sale held in the complex. The sale, apparently went well, but traffic over- ran the neighborhood. Further discussion of possible policy change was postponed until next meeting.

The proposed memorial program was removed from consideration.

A pool party was tentatively scheduled for August. Sue Ambrosius was appointed as Chairperson of the event, with assistance from Herb. It will be pot luck with "bring your own drinks".

The financial statements were discussed. 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. This was not approved.

The property inspection report was discussed.

Further discussion of the wall construction and how to manage it continued. It was decided to have JBK and one other company bid on the 75 foot section project and to have Slaton Brothers prepare a three foot sample wall display in sandstone tan color that will be placed in the pool area.

Discussion of the window trim color on Unit 48 being made to conform to standards was tabled.

On Wednesday, May 19th the Cement-Asphalt walk through will begin at the pool at 8:00 AM, followed at 9 by the Landscaping walk through.

The next meeting is June 8th at 3:30 P.M. The meeting adjourned at 6:30 P.M.

Respectfully Submitted,



Bob Blatherwick, Secretary