

TAMARAC HILLS HOMEOWNERS ASSOCIATION
BOARD MEETING
July 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 July 13, 2010 at 3:35 PM in the Conference Room at 6795 E. Tennessee Ave. Present were: Bob Ambrosius, Mike Hall, Paul Manoogian, Herb Padzensky, Jim Williams, and Michael Hayutin.

A quorum was established.

Visitors were: Sue Ambrosius Unit 44, Art and Mary Bleacher Unit 46, and Jim Eichberg Unit 30.

Current bills were reviewed and checks signed.

The minutes of the June 8th meeting were approved, with an abstention by Paul.

Jim Eichberg then gave a report by the ARC on their review of the retaining wall products. The ARC recommends the flat-surfaced stones in TAN with no setbacks. He also discussed possible solutions to the "chalking" issue. The Board decided to accept the recommendation of the ARC and Jim Eichberg said he'd write up a resolution for us to accept.

Also discussed was whether the product we use will be available from other contractors. Mike Hall recalled that Slaton Brothers told us yes.

Paint Survey and Discussion. Paul M. felt that our previous survey indicated homeowners want a variety of colors. Jim W. felt that there was an inference of such, but the Board confirmed the resolution from our last meeting which stated, *"A discussion of the 'paint survey' followed. Paul moved 'to establish a committee chaired by Jim Williams to propose a palette of house colors harmonious with the existing siding and brick colors, encouraging them to solicit further input from the entire community.' The motion was seconded and passed by a unanimous vote."*

A discussion followed on how to poll the neighborhood and get a majority consensus for color schemes going forward. Jim Williams is going to head up the committee and the effort. He will be soliciting additional members for the committee.

The ARC was thanked for their input and were excused.

A resolution was passed to proceed with a receivership for one of the HOA dues delinquencies.

The financial reports were discussed and there were no questions.

The phone logs and property inspection reports were discussed.

Trim colors deviating from policy on Unit 48 was discussed. The matter was tabled, in light of the fact that there are other inconsistencies in the neighborhood having to do with downspout colors, etc. I believe we're going to wait for further input from the paint committee.

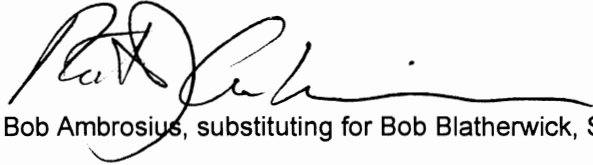
The contract for the retaining wall work (common area along Dartmouth greenbelt) was reviewed. The Board passed a motion to submit the contract as prepared by Lansky, Weigler & Porter to Slaton Brothers for their review and (hopefully) approval.

A proposal from Brown Brothers for asphalt work was reviewed. It was decided to let them go ahead with \$20,000 of work, down from their \$33,367 recommendation.

The next meeting is August 10th at 3:30 P.M.

The meeting adjourned at 6:00 P.M.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Bob Ambrosius', with a long horizontal flourish extending to the right.

Bob Ambrosius, substituting for Bob Blatherwick, Secretary