

TAMARAC HILLS HOMEOWNERS ASSOCIATION
BOARD MEETING
January 11, 2011

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 11, 2011 at 3:35 PM in the Conference Room at 6795 E. Tennessee Ave. Present were: Bob Blatherwick, Mike Hall, Bob Ambrosius, Paul Manoogian, Herb Padzensky, Jim Williams and Michael Hayutin.

Visiting was Jack Egan from Unit 9.

A quorum was established.

Bills were reviewed and necessary checks signed.

The minutes of the December 14th meeting were approved by unanimous vote.

The financial reports were discussed. There were no questions.

The phone logs and property inspection reports were discussed. The snow removal contract and its requirements were brought up for discussion. Jack Egan, Unit 9, questioned what he called an ongoing problem of the removal of less than 2 inches of snow. He asked why the basic amount couldn't be set at one inch and who makes the decision to shovel when there are two inches. Michael explained that Piper Sprinkler, the Contractor, appraises each situation and makes the determination. He explained that we can make the 2 inch requirement anything we want, but there are immense budgeting problems. There was a lengthy discussion of the item.

Snow removal will be placed on the agenda for the Annual Meeting next month.

Under correspondence, an updated schedule of fees was presented by our Legal firm.

Under unfinished business, the tentative 2011 Budget was discussed briefly. There were no changes made and the Board approved presenting it to the Annual Meeting for approval.

The draft for the Newsletter was discussed.

A discussion of the situation of a triangle of property being used as part of a back yard that was brought up last month revealed that the owner of the property in question is actually owned by the Unit Owner. No problem exists.

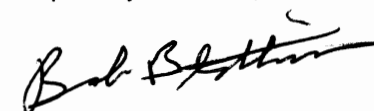
A general discussion of the survey property lines ensued.

The Board determined that the brick pillars on the property should be handled just like the retaining walls.

Preparations were made for the annual meeting to be held at 6:00 PM. on February 8th, 2011 at the Embassy Suites Hotel on Hampden Avenue. This will replace the regular February meeting.

The meeting adjourned at 5:20 P.M.

Respectfully Submitted,



Bob Blatherwick, Secretary