

**TAMARAC HILLS HOMEOWNERS ASSOCIATION
ANNUAL MEETING
February 8, 2011**

The Annual Meeting of the Association was held February 8, 2011 at the Embassy Suites Hotel, 7525 E. Hampden Ave. in the Tamarac Room. The meeting was called to order at 6:05 P.M. by President Mike Hall. Officers present were Mike Hall, Herb Padzensky, Bob Ambrosius, Paul Manoogian, Jim Williams and Bob Blatherwick. Michael Hayutin represented Weststar Management Co.

A quorum was confirmed by Michael Hayutin. In attendance were twenty two brave souls who ignored the zero weather. There were seven proxy votes on hand.

President Hall introduced the Board members.

The minutes of the 2010 Annual Meeting were read by Jim Williams and approved by unanimous vote.

President Mike Hall gave a presentation on the "State of the Association". He reported that we are in good shape in all areas and in the black regarding operating expenses.

Under the big things for 2010, President Mike mentioned the Painting Colors problem and apologized for the lack of communications that began the problem. He said that two surveys resulted in the return to the old color scheme.

The President said that the retaining walls situation has been resolved. Walls on private property are the responsibility of the individual homeowners, while walls on the common property are the Association responsibility. Design guidelines have been established. The cost of repairing the walls that lie under the power lines parallel to Dartmouth was approximately \$9,500.

The President reported that painting of the designated units will begin in the spring and will be done by the same company as in previous years - Classic Painting Co.

A reserve study update is under consideration.
Dues may be paid on line, by direct withdrawal or by credit card if anyone is interested in so doing.

Eric Klepinger was thanked for his service on the Board and Jim Williams announced his intention to not run for reelection. He was thanked for his hard work, including the effort on the painting surveys.

There will be three vacancies on the Board. Bob Blatherwick's term is ending. He was nominated for reelection by Bob Ambrosius and Doug Wilke accepted a nomination from the floor. No further nominations appeared and the vote taken was unanimous to elect both candidates.

The financial report was presented by Treasurer Bob Blatherwick. There were no questions presented. Bob then presented the Budget for 2011. It was approved unanimously, as presented. The required IRS tax nonprofit tax resolution was read by Bob and approved by unanimous vote.

Under General Business, there was a lengthy discussion on the retaining walls. The general wall plan was presented by power point. The wall survey was, also, shown on the power point presentation. Various engineering problems were discussed and all questions satisfied.

A summary of the paint surveys as given by Jim Williams.

Snow removal was discussed briefly.

Many thanks were given to Michael Hayutin for his fine work on behalf of the Association.

Two new Homeowners were introduced: Dennis Morse, from Unit 27 and Donald Wright, from Unit 8.

No further business appearing, the meeting was adjourned at 7:40 P.M.

Respectfully submitted,



Bob Blatherwick, Secretary