

**TAMARAC HILLS HOMEOWNERS ASSOCIATION
BOARD MEETING
April 12, 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, April 12, 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, Doug Wilke, and Michael Hayutin.

Guest was David Norfleet from Solutions Before - Solutions After (SBSA).

A quorum was established.

Bills were reviewed and necessary checks signed.

Minutes from the Annual Meeting were discussed and accepted. Minutes of the last meeting were approved by unanimous vote.

David Norfleet, from SBSA presented his company's bid on a Reserve Analysis. A discussion of our needs and various types of studies followed. It was proposed that we have a partial study. The Board asked for the cost of a new, full, study of our needs. Mr. Norfleet responded that it would cost about 50% more than a partial study. A lengthy discussion of the proposal from SBSA answered many questions.

Bob A. moved that we approve an offer of up to \$4,000 for the SBSA study. Michael will communicate with SBSA and make the offer. He will inform the Board by E-mail of the response from SBSA. The motion was approved by unanimous vote.

The financial reports were discussed. All questions were satisfactorily answered.

The phone logs and property inspection reports were discussed.

The status of collection activities was briefly discussed.

A bid from Rocky Mountain Paving was discussed. Herb moved to approve Sections 1, 2, 4 and 6 of the proposal. The motion was seconded and approved unanimously. The Association Attorney will be asked to prepare a contract for the paving work.

The proposal on wall repair work by Slaton Bros. was discussed. The owner of Unit # 40 will be contacted regarding her costs for repairs to the wall on the south side of that property that are the owner's responsibility. The owner's part of the cost will be \$2,865.

It was moved and unanimously approved to accept Slaton Bros. contract, subject to the approval of Unit #40 to contract for her portion.

The tree replacement situation was tabled.

Repair to the tennis courts was tabled.

A "^{WALK}landscape ~~XXXX~~" is tentatively scheduled for May 4th at 8:30 A.M.
The Board discussed our collection procedures and there is to be no change, at this time.

A discussion of the green belt tree problem was tabled until the ^{MAY}~~APRIL~~ Board meeting.

The next meeting of the Board is scheduled for May 10th.

The meeting adjourned at 5:50 P.M.

Respectfully Submitted,


Bob Blatherwick, Secretary