

**TAMARAC HILLS HOMEOWNERS ASSOCIATION
BOARD MEETING
June 14, 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, June 14, 2011 at 3:35 PM in the Conference Room at 6795 E. Tennessee Ave. Present were: Bob Blatherwick, Mike Hall, Bob Ambrosius, Herb Padzensky, Doug Wilke, Jan Griffin and Michael Hayutin. There were no visitors present.

A quorum was established.

Bills were reviewed and necessary checks signed.

Minutes from the May Meeting were approved by unanimous vote.

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

Bob B. moved to depart from the agenda and discuss the current Board member vacancy for the term expiring un 2013. Motion was seconded and approved unanimously. Jan Griffin has expressed interest in the position and she was nominated to fill the vacancy left by Eric Klepinger. Nomination was seconded and approved unanimously. **Congratulations and welcome to Jan!!!**

The phone logs and property inspection reports were discussed and no action was necessary.

Under unfinished business, the Slayton Bros. work is finished and the Board is pleased with the work. It looks good.

The street paving work has been completed. There were no complaints or problems.

The Reserve Study is progressing and a draft is expected soon.

The Quit Claim request from Judge Carelli discussed last month has been reviewed by the Association Attorney. There are two options offered. The first option will cost the owner fees for amendments, surveys and distribution. The second is to offer a "license to use agreement" to last in perpetuity. It was decided to send the Judge a letter, from the Board, outlining the options for his selection. So moved, seconded and approved by unanimous vote.

The resurfacing of the tennis court was discussed. It was moved and seconded to approve \$4,500 for the work which will be done in July, weather permitting. Motion was approved by unanimous vote.

Jan discussed having a gate installed allowing access to the pool area from the tennis court to make the rest rooms accessible. Michael will get some estimates.

A motion was made to renew the contract with Weststar Management Co. as our Association manager for another year. Motion was approved unanimously.

The status of collection activities was discussed.

The discussion of the condition of juniper bushes continued from last month. It was noted that we need to put an item in the next Newsletter that the Board can pay for half of the cost of needed replacement of the bushes.

The Audit from our Accountant was discussed. It was voted to accept the report. Jan abstained from the vote.

The next meeting of the Board is scheduled for July 12th.

The meeting adjourned at 5:00 P.M.

Respectfully Submitted,



Bob Blatherwick, Secretary