

**TAMARAC HILLS HOMEOWNERS ASSOCIATION
BOARD MEETING
September 13, 2011**

A regular meeting of the Board of Directors of the Tamarac Hills Homeowners Assn. was called to order by Vice President Herb Padzensky, on Tuesday, September 13, 2011 at 3:40 PM in the Conference Room at 6795 E. Tennessee Ave. Present were: Mike Hall, Bob Blatherwick, Bob Ambrosius, Herb Padzensky, Doug Wilke, and Michael Hayutin. There were no visitors present.

A quorum was established.

Bills were reviewed and necessary checks signed.

The agenda was superseded by a discussion on Estate Sales and ways they can succeed. Herb said that he has a contact that runs Estate Sales and controls the parking involved. His contact would be willing to speak to the Board.

At this point, President Hall arrived and assumed the Chair of the meeting.

~~Minutes from the July Meeting~~
^{AUGUST} Minutes from the ~~July~~ Meeting were approved with two members abstaining.

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

The phone logs and property inspection reports were discussed. Nothing pressing going on. Michael recommended that the Board authorize that caulking repairs at the pool be made as necessary. This was approved by unanimous vote.

Under Correspondence a letter with, several items, from Jan Griffin was discussed. She is concerned that renters of units in the complex don't have copies of the covenants and rules of the Association. Paul will mention this in the newsletter and a few copies will be made available at the mail boxes. She asked if there was a way to spray the plum trees to keep them from bearing fruit. Michael will discuss this with JBK. She asked if benches could be installed in the Tennis Courts. Michael will check with Renner Sports for the cost and feasibility. Her last item was about having benches in each of the five islands, perhaps as memorials. Both the Tennis Court and Island benches were tabled until next month.

The revised Reserve Study was discussed at length. The Study recommends that contributions to the fund be increased by 1 % each year through 2041. The Board discussed making the increase 2.75%, which is the cost of living increase. The question is "Where do we want to be in the comfort level"? The Study is under continual discussion and it will be placed on the web site.

A snow removal contract proposal for next year, from Piper Sprinkler, was discussed. The prices will be the same as last year. The proposal was approved by unanimous vote.

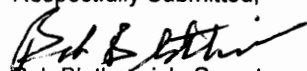
The August pot luck party was discussed. It was felt that the party was very successful and that Famous Dave's did a great job of catering. There were about 65 people attending. Many thanks to the tireless workers that made it a success.

A letter from Sue Ambrosius requesting that the Board consider a tip for the person working on our pool maintenance was discussed. No action was taken on this item.

The next meeting of the Board is scheduled for October 11th.

The meeting adjourned at 5:05 P.M.

Respectfully Submitted,


Bob Blatherwick, Secretary