TAMARAC HILLS HOMEOWNERS ASSOCIATION
BOARD MEETING
November 8, 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, November 8, 2011 at 3:40 PM in the Conference Room at 6795 E. Tennessee Ave. Present were: , Bob Ambrosius, Herb Padzensky, Paul Manoogian, Doug Wilke, Jan Griffin and Michael Hayutin. Also present were James from Classic Painting and Susan Jacobson from Unit 62. .

A quorum was established.

Bills were reviewed and necessary checks signed.

The agenda was superseded by a discussion with James from Classic Painting. A question of "painting prep" was brought up, as Paul had a sample of a huge paint peel from Unit 5. James first explained that the product used on our units is a Solid Body Stain. It penetrates the wood and therefore doesn't tend to peel. However, there are plenty of incidents of Classic Painting finding evidence of paint used on our homes. Also, there's the problem of aging and wood isn't going to last forever in our climate. James suggested a couple of different primers that he may experiment with. Then he suggested that he set up an on-site meeting with the ICI/Glidden rep to determine if we should be using a different product or process. The Board seemed to think that was a great idea. James was thanked and excused.

Susan Jacobson then addressed the Board about concerns with Classic Painting. She believes they backed into her garage door, which was only 6 months old. She has no proof and Michael was aware of the incident. She was also concerned that last year they used her back yard as an access point to paint the house next door. This was inconvenient and she said they made a mess. Michael pointed out that this concern wouldn't come up for another 5 years and we'd make sure the concern was expressed when the cycle comes around. She was also concerned about the way JBK blew leaves back up onto her property. Michael explained that every neighborhood and every house is a little different when it comes to the guys with the leaf blowers. We had a brief discussion and Susan seemed relatively happy that her thoughts were aired. Susan left and the Board discussed protocol about which end of our neighborhood gets JBK's attention first. Michael explained that "you have to start somewhere" and that most operations were random as to where a particular vendor starts.

The minutes of the October meeting were reviewed and approved.

Since Bob B was out, Mike Hall led us through the financial reports and all questions were resolved.

Phone logs were reviewed; nothing dire.

Property check logs showed nothing of importance.

In looking at the Agenda, we noticed that the approval of estate sales was tabled from last month. After a brief discussion, Herb moved to approve estate sales. Bob A. seconded and the vote failed to approve by 5-1.

Also tabled from last month was the approval of benches, especially in the tennis court. We decided to further table the issue, as we didn't have all the information handy and we were running late. We'll take it up before spring time.

We reviewed a proposal to use the same vendor to audit our financials and taxes. The measure was approved by unanimous vote.

Regarding our Reserve Study, Mike Hall brought to our attention software that is available that allows an HOA to update their reserve study on a continuous basis. The Board felt it was of interest but that it would require someone to spend a lot of time setting it up.

Michael H. suggested we tell Aesthetic Tree Service to put up our Holiday Lights as soon as we can get in the queue.

We discussed the 2012-2013 budget and will finalize our recommendation at the next meeting.

The next meeting of the Board is scheduled for January 10th, 2012. There will be no December meeting unless something comes up.

The meeting was adjourned at 5:50 PM.

Respectfully submitted,

Bob Ambrosius
Acting Secretary