

TAMARAC HILLS HOMEOWNERS ASSOCIATION
BOARD MEETING
January 10, 2012

A regular meeting of the Board of Directors of the Tamarac Hills Homeowners Assn. was called to order by President Michael Hall, on Tuesday, January 10, 2012 at 3:30 PM in the Conference Room at 6795 E. Tennessee Ave. Present were: Bob Blatherwick, Bob Ambrosius, Herb Padzensky, Paul Manoogian, Doug Wilke, Jan Griffin, and Michael Hayutin.

There were no guests or visitors.

A quorum was established.

Bills were reviewed and necessary checks signed.

The minutes of the November meeting were approved, as presented, by unanimous vote. There was no December meeting of the Board.

The Treasurer discussed the financial reports and all questions were resolved.

A discussion on Aged Receivables was held with nothing new to report.

The phone logs were discussed. The calls were mainly regarding snow removal and ice problems. The Board determined that our obligations to the Association are being met through our snow removal contract with Piper Sprinkler. Two inches and twenty four hours after snow cessation are Piper's guidelines for removal.

Property check logs showed nothing of importance.

There was a general discussion of the 2012 Budget and increases in the amount allocated to the Reserve Fund. A motion was made, and seconded, to forward the Budget to the Annual Meeting for Association final approval. The motion carried unanimously.

Under New Business, a flower proposal from JBK was discussed. Herb will coordinate with Susan Fuller, at JBK for color and flower selection. It was moved, seconded and approved unanimously to have Herb have approval authority, as long as no additional cost is involved.

The presentation and discussion of paint products will be at the next regular Board meeting, in March.

The Annual Meeting of the Association will be held on Tuesday, February 7th, at 6:00 PM at the Embassy Suites Hotel, 7525 E. Hampden Ave.

Jan suggested that the Board not sit in the front of the room as a group, but sit in the audience area with the Association members. Nothing was decided.

The Board discussed the pros and cons of obtaining the necessary software to update our Reserve Study in order to keep it current. This would save the expense of paying a company for the work. Possibly having a "mini update" every two years would suffice. The study needs to be kept current. No decision was made.

The Board asked Michael Hayutin to see if our Attorney, Myra, can attend the Annual Meeting. He will do so.

The meeting adjourned at 5:30 P.M.

Respectfully Submitted,



Bob Blatherwick, Secretary