

**TAMARAC HILLS HOMEOWNERS ASSOCIATION
ANNUAL MEETING
FEBRUARY 7, 2012**

The Annual Meeting of the Association was held February 7, 2012 at the Embassy Suites Hotel, 7525 E. Hampden Ave. in the Tamarac Room. The meeting was called to order at 6:00 P.M. by President Mike Hall. Officers present were Mike Hall, Herb Padzensky, Bob Ambrosius, Paul Manoogian, Doug Wilke, Jan Griffin, and Bob Blatherwick. Michael Hayutin represented Weststar Management Co. Myra Lansky, our Association Attorney, was also in attendance.

A quorum was confirmed by Michael Hayutin. In attendance were twenty eight brave souls who ignored the zero weather. There were eight proxy votes on hand.

President Hall introduced the Board members.

The minutes of the 2011 Annual Meeting were approved by unanimous vote.

Mike reported that all the Association documents, minutes, financial reports, and reserve study are available online at www.weststarmanagement.com and that the Board meets on the second Tuesday of each month at 6795 E. Tennessee Ave, 4th floor, at 3:30 PM. All Homeowners are welcome to attend.

President Mike Hall gave a presentation on the "State of the Association". He reported that we have stable finances and are in reasonably good shape.

Under the heading of significant things for 2011, he said the company performing the Reserve study was selected from three bidders. He said that the Board is proposing a 2.5% increase in dues for 2012 to increase the Reserves, as recommended by the study.

The President reported that retaining walls had been repaired on Association ground by units 44 and 45.

The tennis court has been resurfaced for the first time in many years.

The Board has placed a ban on estate sales in the complex because of parking and safety problems.

He said that the annual neighborhood picnic had been well attended.

As in the past few years, painting of the units will continue to be done by Classic Painting Co.

He requested that anyone renting a unit should be sure that the tenant is aware of our rules and regulations.

Under election of officers, there are three vacancies this year. The three year terms of Mike Hall, Herb Padzensky, and Paul Manoogian have expired. Nominations for the vacancies were Paul Manoogian, by Bob Blatherwick; Herb Padzensky, by Roe Padzensky; Kate Malloy, Dennis Morse, and Charles Schaefer were nominated by Jan Griffin. Libby Printz and Daina Kalnins volunteered to be vote counters, along with our Myra Lansky. Dennis Morse, Charles Schaefer, and Paul Manoogian were elected for the next three years.

A general discussion on safety followed. It was mentioned that homeowners should be sure their outside garage lights should be on at night. Garage doors should be shut. Be aware of any strangers meandering about.

The financial report was presented by Treasurer Bob Blatherwick. There were no questions presented. Bob then presented the Budget for 2011. It was approved, as presented, by acclamation. The required IRS nonprofit tax resolution was read by Bob and approved by unanimous vote.

Snow removal was discussed briefly.

No further business appearing, the meeting was adjourned at 7:12 P.M.

Respectfully submitted,



Bob Blatherwick, Secretary