

TAMARAC HILLS HOMEOWNERS ASSOCIATION
BOARD MEETING
June 12, 2012

A regular meeting of the Board of Directors of the Tamarac Hills Homeowners Assn. was called to order by President Bob Ambrosius on Tuesday, June 12, 2012 at 3:35 PM in the 4th floor Conference Room at 6795 E. Tennessee Ave. Present were: Bob Ambrosius, Bob Blatherwick, Paul Manoogian, Charlie Schaefer, Dennis Morse, Doug Wilke, Jan Griffin and Michael Hayutin.

A quorum was established.

Bills were reviewed and necessary checks signed.

The minutes of the May 8th meeting were approved, as presented, unanimously.

The Treasurer discussed the financial reports and all questions were answered. It was asked how much of a penalty do we face if we prematurely redeem CDs. Bob B. will check and report back next month.

The aged Receivables report was discussed. The expected foreclosure on one of the units has been canceled as payment has been received. The procedure on this homeowner is now starting over again. The Board decided to take no further action at this time. The foreclosure procedure and ramifications was discussed at length.

The logs were reviewed. The flowers may need some additional water. The procedure for watering amounts and times was discussed.

Kurt Musgrave, from Rocky Mountain Pavement arrived and the repair contract and required work was discussed with pros and cons covered thoroughly. The Board voted, unanimously, to approve the bid with the optional items numbered 01 and 06 deleted from the contract. Item number 07 will be postponed to next year. Concrete work at Units 50 and 66 was deleted from the contract.

The shrubbery issue was brought up from last month. The Architecture Review Committee (ARC) has received three applications to replace junipers. The Board feels that each should have three bids. JBK has submitted a bid for each request. Of the three, the Board approved two. The third was rather extensive and the Board discussed how far we can go on re-landscaping. Our policy is to pay half for replacing dead or damaged bushes and trees.

Jerry Baldwin, from Slaton Bros. arrived to discuss their retaining wall proposal. He has met with the Parks department of the City of Denver and was told that the natural area regulations of the City prohibit transporting materials over the existing walls in the adjacent park. Instead, materials will have to be carried through the tennis court area. With this extra work, the cost will increase approximately forty percent. Bob A. will meet with Peggy Lehman, our City Council representative and appeal for some relief.

The sign on the fire use driveway off Dartmouth is very faded and needs replacing. Michael will see to it.

Unit #10 has replaced railroad ties on their retaining wall. It is OK with the Board, but should have ARC approval.

Bob B. said that we need to start planning our summer picnic. The date was set for August 12th.

Motions to approve the 2013 contract with Weststar management at the same price and to approve the acceptance of the Auditor's report were unanimous.

The meeting adjourned at 6:06 P.M.

Respectfully Submitted,



Bob Blatherwick, Secretary