

**TAMARAC HILLS HOMEOWNERS ASSOCIATION
BOARD MEETING
October 14, 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, September 11, 2012 at 3:30 PM in the Conference Room at 6795 E. Tennessee Ave. Present were: Bob Ambrosius, Bob Blatherwick, Paul Manoogian, Dennis Morse, Charlie Schaefer, Doug Wilke, and Michael Hayutin.

There were no visitors.

A quorum was established.

Bills were reviewed and necessary checks signed.

The minutes of the September 14th meeting were approved, as presented. Motion to approve was by Doug and seconded by Paul. Approval was unanimous.

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

The aged Receivables report was discussed.

All logs were reviewed and discussed with nothing major to consider.

Damage to the park area below the pool by, Slaton Bros., during the wall repair work was discussed at length. Agreement with the HOA, Slaton Bros. and Denver Parks and Recreation called for use of the paved walkway by Slaton, not going across the park area. Damage was done to the grass. Weststar requested Slaton confirm they will correct the issues with Denver Parks and do what is necessary to bring the project to closure.

Paul presented the final draft of the Homeowners newsletter. It was decided that the newsletter should include the policy on shrubs and trees cost sharing policy.

The work done on the pool area wall was discussed and the question of the quality of the work was mentioned. It is uncertain if the old wall was higher than the new wall.

The policy statement about cost sharing on shrub and tree work was clarified. Doug will rewrite it and send it to Michael for inclusion in the Policies and Procedures and newsletter. Motion to approve the clarified policy was made by Bob B. and seconded by Charlie. Approval was unanimous.

"Foundation Planting" suggestions from Eric with JBK Landscape were discussed. Michael will put the suggestions on our web site.

Under new business, a proposal from JBK for continuation of service to the HOA was discussed. The price will be the same as the last two years and will continue to be the same for the next two. The contract price is \$35,760. Paul moved to approve the contract and Charlie seconded. Approval was unanimous.

Tree trimming proposals from Swingle and Mountain High Pruning were presented. If the work is done by Mountain High between December 1st and March 31st, then they offer a discounted price of \$18,634. Final decision was postponed until next month. Michael will invite the contractor to our next meeting to discuss the project.

A renewal proposal from Alligator Pools was discussed. We will commit to a two-year contract. Motion to approve by Bob B. and seconded by Bob A. Approval was unanimous.

The meeting adjourned at 4:45 P.M.

The next Board meeting will be on November 13, 2012

Respectfully Submitted,



Bob Blatherwick, Secretary