

**TAMARAC HILLS HOMEOWNERS ASSOCIATION
BOARD MEETING
November 13, 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, November 13, 2012 at 3:30 PM in the Conference Room at 6795 E. Tennessee Ave. Present were: Bob Ambrosius, Paul Manoogian, Dennis Morse, Charlie Schaefer, Doug Wilke, Jan Griffin and Michael Hayutin. Bob Blatherwick arrived at 3:55 P.M.

Dave, from Mountain High Tree, Lawn, and Landscape Co. was present.

A quorum was established.

Bills were reviewed and necessary checks signed.

The Mountain High Tree representative discussed their proposal to prune the neighborhood trees. His Company employs eight arborists and does pruning on all types of trees. He said that pruning of fruit trees is good for two to three years. Pruning of ash trees lasts for four to five years. The Company does crown cleaning, removes dead wood, and trims branches. They offer a discount from December to March.

Charlie moved to approve the contract with Mountain High. Doug seconded and the motion passes unanimously. The cost will be \$18,634, with most coming from surplus in the paint reserve fund. Homeowners will be notified of the impending work by newsletter.

The minutes of the October 9th meeting were approved, as presented by unanimous vote.

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, although it may be necessary to use some yellow warning paint on settled areas on the pool deck.

Under new business, a contract from Classic Painting for 2013 work was discussed. The bid amount is \$30,355. Homeowners must be aware of any repairs needed and make the repairs before the painting work begins in March or April. Bob B. moved to accept the contract and Charlie seconded. Approval for Classic Painting was unanimous.

JBK's annual proposal on flowers and their colors for next year was discussed. Cost will be \$2,875. Motion to approve the expense was made by Jan and seconded by Dennis. The approval was unanimous.

The proposed 2013 budget was next on the agenda. It was moved by Bob B. with a second by Paul to raise the monthly homeowners dues by \$7 in 2013. One dollar will go to the reserve fund and four to a tree trimming fund, to be included in the paint reserve. Two dollars will go toward the 2012 proposed deficit. Motion was approved by unanimous vote.

Michael announced that the annual meeting is scheduled for February 5, 2013 and will be, again, held at the Embassy Suites Hotel on Hampden at 6:00 P.M.

A problem with a retaining wall between units 28 and 29 was discussed. The wall section is on common area ground and is the HOA responsibility. It appears that replacing one log would be sufficient. Michael will get a bid for the work and will so report to the homeowners involved.

Jan mentioned that several homes have recently had their driveways replaced and that there is a white concrete residue on the adjoining street that is unsightly. The Architecture Committee will be instructed to inform owners having concrete work done that the street areas in front will need to be cleaned.

Las Caras restaurant in Tamarac Plaza is requesting permission from the City of Denver to enlarge their restaurant and a public hearing will be held. The Board expressed no opposition to this project.

Jan requested that the next newsletter mention that homeowners should remove trees that are dead from their property. She also asked that a blurb in the newsletter request people to PLEASE not feed the squirrels. We seem to have an over population of the nut liking creatures.

As usual, there will not be a Board meeting in December, unless something requiring action should arise.

The next Board meeting will be on January 8, 2013 at 3:30 P.M.

The meeting adjourned at 5:25 P.M.

Respectfully Submitted,


Bob Blatherwick, Secretary