

**TAMARAC HILLS HOMEOWNERS ASSOCIATION
BOARD MEETING
January 8, 2013**

A regular meeting of the Board of Directors of the Tamarac Hills Homeowners Assn. was called to order by President Bob Ambrosius, on Tuesday, January 8, 2013 at 3:40 PM in the Conference Room at 6795 E. Tennessee Ave. Present were: Bob Ambrosius, Bob Blatherwick, Jan Griffin, Paul Manoogian, Dennis Morse, Charlie Schaefer, Doug Wilke, and Michael Hayutin.

A quorum was established.

Bills were reviewed and necessary checks signed.

The minutes of the November 13th meeting were approved, as presented, by unanimous vote. Motion to approve made by Jan and second by Charlie.

The Treasurer discussed the financial reports and there were no questions.

The aged receivables report was discussed. There is a pending foreclosure at this time. It was moved by Bob A., and seconded by Paul, that our Attorney be advised to file a Notice of Intent to Redeem if the foreclosure proceeds. Approval vote was unanimous.

All logs were reviewed and discussed. Due to a phone inquiry, a discussion regarding the recent tree trimming led to the comment that the Tree Trimming Co. had done a good job.

There was no correspondence.

The 2013 modified budget was approved last month, but was discussed today. No changes were made.

Jan brought up a concern about ice forming around the 7900 mailbox area. Michael will have Piper attempt to keep the ice clear as they shovel. Board members should keep an eye on the problem and e-mail Michael if there is an accumulation.

The next newsletter was discussed with several suggestions made. It is a good newsletter. Thanks to Paul.

Jan mentioned that some homes in the Association have been tested for Radon and have higher than recommended levels. This information will be put in the newsletter.

The current sign code was discussed and no changes made.

A new records retention policy, prepared by our Attorney, was discussed. Motion to approve was by Bob A. with a second by Charlie. Approval was unanimous.

The next meeting will be the Annual Meeting on February 5th, at 6 P.M., at the Embassy Suites at Hampden and Tamarac.

The next Board meeting will be on March 12, 2013 at 3:30 P.M.

The meeting adjourned at 4:46 P.M.

Respectfully Submitted,



Bob Blatherwick, Secretary