

**TAMARAC HILLS HOMEOWNERS ASSOCIATION
ANNUAL MEETING
FEBRUARY 5, 2013**

The Annual Meeting of the Association was held February 5, 2013 at the Embassy Suites Hotel, 7525 E. Hampden Ave. in the Tamarac Room. The meeting was called to order at 6:07 P.M. by President Bob Ambrosius. Officers present were Bob Ambrosius, Doug Wilke, Dennis Morse, Jan Griffin and Bob Blatherwick. Michael Hayutin represented Weststar Management Corp.

A quorum was confirmed by Michael Hayutin. In attendance were representatives of 35 of our units.

President Ambrosius introduced the Board members.

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

Bob A. reported that all the Association documents, minutes, financial reports, and reserve study are available on line 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 Bob Ambrosius gave a presentation on the "State of the Association". He discussed some of the issues that have arisen during the past several years. He mentioned problems with fences, roofing, paint schemes, and other things. He reported that our Board has learned from the past. He talked of some of the problems of 2012: landscaping, tree replacement with the Association covering part of the cost. The Juniper bushes replacement was placed in the category of part Association expense. The implications of this action were problematic. The Architecture Committee will review all replacement requests. Pyracantha bushes were excluded from this change.

The President reported on future needs that are to be explored: retaining walls by the pool and tennis court: at a cost of approximately \$35,000; tree trimming issues - the 2013 trimming was the first in some five year. The Board received a report from an arborist about needed work and bidding for the work was completed. The expected cost is about \$18,000.

Association dues will be increased by \$7 per month. Of this \$4 will be for the tree work budget, \$1 for reserves and the other \$2 for other expenses.

It was reported that the summer pool party was very successful and it will be an annual event.

New home owners were introduced.

Jan Griffin reported on radon testing and problems involved. She stated that she has information available to anyone interested. Test kits are available for a reasonable price

There are two vacancies on the Board due to member's terms running out. The President asked for nominations for the two positions. Katie Malloy, Unit 36 was nominated by Sue Ambrosius, Herb Padzensky, Unit 69 was nominated by Bob Blatherwick, and Jan Griffin, Unit 37 was nominated by Herb Padzensky. Comments were made by each nominee and a secret vote was taken. The two elected were Jan Griffin and Katie Malloy.

The financial report and presentation of the 2013 budget were made by Treasurer Bob Blatherwick. Approval of the reports was by unanimous vote.

The tax resolution required by the Internal Revenue Service was read by the Treasurer, and was approved by unanimous vote.

The floor was opened for general discussion and several comments were made regarding the pool temperature, xeriscaping and paint colors.

No further business appearing, the meeting was adjourned at 7:05 P.M.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Bob Blatherwick", with a stylized flourish at the end.

Bob Blatherwick, Secretary