

**TAMARAC HILLS HOMEOWNERS ASSOCIATION
BOARD MEETING
MAY 14, 2013**

A regular meeting of the Board of Directors of the Tamarac Hills Homeowners Assn. was called to order by Doug Wilke, on Tuesday, May 14, 2013 at 3:35 PM in the Conference Room at 6795 E. Tennessee Ave.

Present were: Jan Griffin, Dennis Morse, Charlie Schaefer, Doug Wilke, Bob Blatherwick, Katie Malloy and Michael Hayutin. Todd from Weststar Management and Sue Ambrosius, Unit 44, were guests.

A quorum was established.

Bills were reviewed and necessary checks signed.

The minutes of the April 9th meeting were approved, as presented, by unanimous vote. Motion to approve made by Charlie and second by Katie.

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

All logs were reviewed and discussed and there was no correspondence.

Michael reported that the retaining wall inside the pool area and some others could use a chemical scrubbing and power cleaning to remove the efflorescence. A motion was made to not have this done by Charlie and seconded by Doug. The vote passed with four in favor of the motion and two against.

Charlie stated that a neighbor has requested permission to post a "Beware of Dog" sign on his property. There is no HOA rule against this. He was told to go ahead with the sign.

The pyracantha bushes were, again, discussed. This involves Unit 1 and eight others. The discussion included the need for repairs to the retaining wall at Unit #1. A general discussion of the pros and cons of the problem ensued, and the costs involved. A bid will be requested from JBK for the cost of replacing the pyracantha at Unit #1. A motion was made by Dennis that contingent on the cost the Association will pay for the wall repair and the homeowner will pay for the landscaping. Katie seconded the motion and approval was unanimous. Michael will contact JBK for their bid. Dennis moved that the wall be replaced per the bid from Slaton Bros. Katie seconded and the approval was unanimous.

A proposal from JBK for re-mulching our entire property was discussed. Cost will be \$13,360. Bob moved to approve the bid with the addition of the units where the pyracantha rejuvenation pruning was done, Katie seconded and the motion passed unanimously. Three other proposals from JBK regarding landscape repairs, filling of dirt depressions, seeding and top dressing turf were discussed. Jan moved to approve all three proposals, Bob seconded and approval was unanimous.

A proposal for asphalt/concrete work, from Rocky Mountain Pavement was discussed. An additional walk with will be scheduled to get clarity on the proposed scope.

Sue Ambrosius had some questions about our newsletter, which were discussed. She inquired about the need to drain the pool versus cleaning it with chemicals if we again have an issue with fecal matter in the pool. A sign will be ordered requiring swim diapers.

The pool will open on May 25th.

The next Board meeting will be on June 10, 2013

The meeting was adjourned at 5:10 PM.

Respectfully Submitted,



Bob Blatherwick, Secretary