

**TAMARAC HILLS HOMEOWNERS ASSOCIATION
ANNUAL MEETING
FEBRUARY 4, 2014**

The Tamarac Hills Homeowners Association annual meeting was called to order at 6:05 PM by President Doug Wilke at the Embassy Suites Hotel, 7525 E. Hampden Ave, in the Hampden Room. Officers present were Bob Blatherwick, Jan Griffin, Katie Malloy, Paul Manoogian Dennis Morse, and Doug Wilke. Michael Hayutin represented Weststar Management.

Some twenty-nine homeowners braved the subzero temperature and were in attendance,

A quorum was confirmed by Michael Hayutin.

A motion and second to approve the minutes of the 2013 Annual Meeting was made. Approval vote was unanimous.

New neighbors, Thomas and Lynn Scott of Unit 72, were introduced and welcomed into our Association.

As President, Doug presented the "State of the Association" comments detailing the things affecting the Association in 2013.

He discussed the reserve, scheduling, forecasted drought that did not occur and our water conservation efforts that were unnecessary but cost saving. New wood mulch was placed in certain areas of the property. Doug explained our tree trimming budget allowances and their effect. He spoke of the possible problems we could have in 2014 with the Emerald Ash Borer insect that is starting into the Denver area. We will be watching this closely. The summer pool party was a success with some sixty to sixty-five people in attendance. Famous Dave's did the catering and all were pleased. Due to a change in Colorado law, our attorney has advised us not to distribute a list of homeowners, as had been done in the past. Several homeowners offered to compile a list on their own. Doug concluded his comments by mentioning the painting of the scheduled units to begin in mid-March, weather permitting.

There are three Board vacancies to be filled. The unexpired one year term of Charlie Schaeffer and the expiring three year terms of Bob Blatherwick and Doug Wilke.

Mike Hall was nominated for the one year term and Bob Blatherwick and Doug Wilke were nominated for the three year terms. There being no other nominations, Carlos Larrange moved for vote of election by acclamation. The motion was seconded and approval was unanimous.

The financial status report was given by Treasurer Bob Blatherwick. He reported on the status of our year to date surplus, with one month remaining on our fiscal year. He said that our current snow removal costs were over budget, but this would cause no foreseen problems. Bob reported on the status of the reserve fund. The Association finances are healthy and we are in good shape.

Bob presented the IRS required nonprofit tax resolution. He moved to approve the resolution. The vote to approve was unanimous.

Doug moved that the proposed 2014 budget, as shown in the handout, be approved. It was seconded and approved by unanimous vote.

A discussion of the privacy laws and our membership list resulted from a question. There was much discussion as to how a list could be distributed legally.

A question involving choices of paint color was answered by Doug.

Jack Egan, Unit 9, requested consideration be given to revise the starting point for snow removal from two inches to one.

A motion to adjourn was made at 7:10 PM and was approved unanimously

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Bob Blatherwick', written in a cursive style.

Bob Blatherwick,
Secretary