

**TAMARAC HILLS HOMEOWNERS ASSOCIATION
BOARD MEETING
January 13, 2015**

A regular meeting of the Board of Directors of the Tamarac Hills Homeowners Assn. was called to order by President Doug Wilke on Tuesday, January 13, 2015 at 3:30 PM in the 6th Floor Conference Room at 6795 E. Tennessee Ave. Present were: Bob Blatherwick, Jan Griffin, Mike Hall, Katie Malloy, Paul Manoogian, Dennis Morse, Doug Wilke, and Michael Hayutin.

A quorum was established.

Bills were reviewed and necessary checks signed.

The minutes of the November 11th meeting were corrected - paragraph 10 should read Doug discussed", not Dennis Motion to approve as corrected was by Mike and second by Jan. Approval was unanimous.

The Treasurer discussed the financial reports. We are in good shape, as of now, and should have a yearend surplus, barring unforeseen problems. There were no questions.

The Phone logs were discussed as was the Property Inspections report. A letter of complaint regarding a "trashy yard" was discussed with no action taken beyond the letter already sent by Weststar to the complaining homeowner.

The recent supplemental tree trimming for limbs on roofs was discussed. We had a complaint from a resident that had a "no trim" request that was not honored by the arborist. The owner of Unit 75 has complained about the removal of a damaged spruce tree from the tennis court area. The resident misses the privacy given by the tree. JBK researched replacement options and potential issues. The Board feels no obligation to provide a "privacy screen". Michael will send a letter so informing the owner.

The 2015 budget was discussed. It is balanced and there will not be a dues increase in 2015. We are budgeting for an approximate 1% increase in reserves. Paul moved to approve the budget, Mike seconded and approval was unanimous.

Doug proposed that bushes be planted on the islands instead of flowers, as discussed at a previous meeting. The bushes are to help cover unsightly utility boxes. This will be postponed until the spring landscape "walk through".

There is a need to cover the unsightly lights at the entrances. This was also postponed to the "walk through".

It was mentioned that Units 75 and 78 seem have white windows or doors on the back side of their homes. Did the ACC approve this? If not, then a letter will be sent asking them to paint them to match before the HOA next paints the remainder of their home.

Our growing surpluses were discussed. The question is what to do with these funds. It was moved by Bob and seconded by Jan that \$52,693 be taken from prior years' surplus and put into the reserve fund. Approval was unanimous.

The "leaning pillars of Dartmouth" were again discussed as was the history of repairs to perimeter fences. No action will be taken at this time.

It was moved by Katie and seconded by Mike that we approve our auditors for 2015. Their fee will be \$2,200 for the audit and \$400 for our income tax return. Approval was unanimous.

The annual meeting will be held at 6 PM on February 3rd at the Embassy Suites on Hampden. A short Board meeting will follow,

The meeting was adjourned at 5:39 PM.

Respectfully submitted,

Bob Blatherwick,
Secretary

