

# Tamarron Pines HOA Board Meeting Minutes

July 19<sup>th</sup> , 2019

Happy Jack Lodge, Happy Jack, AZ 86024

Doug Stancill called the meeting to order at 10:00am & a quorum was established.

Present: Doug Stancill, President  
Paul Schmidt, Secretary  
Melanie Lashlee, HOAMCO Manager  
Elaine Jenkins, Treasurer-absent

Public present: One Home Owner; One Lot Owner Couple came mid meeting

Meeting was called to order

Quorum established-April 26<sup>th</sup> Meeting Minutes were approved.

Financial reports were presented by Ms Lashlee:

-6/30/2019 Balance Sheet; \$684,536.16 Total Assets-6/1/2019-6/30/2019 and 1/1/2019-6/30/2019 Statements: Operating, Reserve, Waste Water & WW Reserve.

-Ms Lashlee explained any significant ytd budget variances & answered any questions.

-Operating Income is \$3,880.45 over budget

-Total Expense is \$464.40 over budget

- Lien/Collection Costs were \$1,395.00 and are not budgeted for

-Common Area ytd expense was \$11,325.00 for bark beetle tree removal approved in October which was not in the 2019 budget due to timing, impacting the Income Statement- Reserve.

-The financial reports were approved.

CCR Violations were discussed

-Mr Stancill updated the board regarding a recent incident whereas an owner confronted a contractor regarding a possible CCR violation

-Board agreed that ALL potential violations need to be reported to HOAMCO or a board member for investigation & resolution. Individual Owners should not discuss potential violations directly with contractors or other owners.

#### Water District- Brief Discussion:

- Ms Lashlee updated her activities and knowledge of related water district activities, as did Mr. Schmidt.
- An upcoming public meeting was noted and Melanie agreed to send out a notice to members.
- The possibility of guest speaker from the water district at the annual meeting was discussed. The water district's milestone event timing was not clear so the relevance of a speaker at the end of August was unknown....taken under advisement.

Greenbelt Clean-up was discussed. The bark beetle clean-up will be complete by Fall.

The updated Sewer Treatment Plant Operator Certificate was presented, Mary Parke Operator.

ARC Report with 10 items was reviewed.

- Propane tank enclosures were discussed. In the past, most build or tank installation permits required shielding on three sides, but some permits did not. Board agreed to have a notice sent out noting the current ARC requirement & encouraging owners to enclose (3 sides) their tanks.
- A discussion with the current Fire Chief regarding appropriate or preferred enclosure materials was recommended

A potential community picnic, block party in late August was tabled.

#### Open Forum

- A couple owning a lot presented plans for a cabin built in modules and previous communication with past & present ARC members.
- CCR requirements, module homes, interpretation of ARC communication, etc were discussed.
- HOAMCO/Board agreed to review but were not encouraging
  - The modular home plans were withdrawn at a later date

-

2019 Annual Board Meeting on August 31st was confirmed. Starlight Pines Community Center.

The meeting was adjourned.

Respectfully submitted,

Paul D. Schmidt