

Tamarron Pines HOA Board Meeting Minutes

October 25th ,2019

Happy Jack Lodge

Happy Jack, AZ 86026

Doug Stancill, President-present

Elaine Jenkins, Treasurer-present

Paul Schmidt, Secretary-present

Jill St Croix, absent but available via telephone if needed

Melanie Lashlee, HOAMCO Manager-present

Public present: One home owner couple and one other home owner

Meeting was called to order-Doug Stancill 10:00am

Quorum established.

Prior meeting minutes for July 19th were reviewed & approved.

Directors were appointed: Doug Stancill President, Jill St Croix Vice President, Elaine Jenkins Secretary, Paul Schmidt Treasurer

Ms Lashlee presented the financial reports for 2019 through 9/30/2019 and answered any questions.

Total Assets are \$667,877.32.

Total Operating income is \$3,735 over budget, \$44,885 actual vs \$41,150 budget.

Total Operating expense was \$1,402 over budget, \$23,302 actual vs \$21,900 budget.

Therefore Operating Net Income was \$2,333 positive, very close to budget!

Common area expense for bark beetle tree removal was \$11,325.00 ytd.

Waste Water Net Income was \$3,297 positive.

The 2020 Budget was reviewed, compared side by side to 2019, and approved.

The printing budget will be increased to reflect increased expenses.

The 2020 HOA Board meeting schedule was reviewed and approved. The schedule should be posted on the web page and the bulletin board.

The annual meeting will be scheduled after coordination with Happy Jack Lodge and other considerations.

The CPA Engagement Letter was reviewed & approved.

Exhibit A of the Tamarron Pines Homeowners Association and d/b/a Homeowners Association Management Company Agreement, which outlines miscellaneous supplemental fees for postage, envelopes, Assessment billing statements, e-statements, etc. , was reviewed regarding increased fee levels. Revised Exhibit A was approved effective Jan. 1 , 2020.

Old/New Business

ARC Report was reviewed.

The Board would like to see an additional Architectural Member. Ideally, the candidate would be a full time Tamarron resident in order to periodically check on items and have some prior construction experience. This is preferred but **not** required. Anyone interested, please submit a short interest note with your background to a HOA member or HOAMCO.

The greenbelt project, removal of bark beetle trees is near completion. Seven large trees remain and should be removed by the end of November.

A member complaint regarding the First United Realty sign of lots for sale on Durango drive was discussed. Doug Stancill had spoken with the involved parties and removal of the sign was agreed upon.

Blue Ridge Water Improvement District :

- Doug Stancill & Paul Schmidt outlined what was known about the water district efforts.
- The board neither approves nor disapproves of the effort, but we attempt to keep each other informed in meetings and communicate known activities to members
- The water district steering committee has a website anyone can access brwid.org ...which outlines the steps they are taking, faq's, links to corporation commission filings by Starlight Water Company, etc.
- Our understanding is after mapping petition responses from residents, the steering committee will file a request to the Coconino County Board of Supervisors to form a water district. There will be a public meeting announced in the future which anyone can attend.

Open Forum

The community fences need to be inspected since we will have cattle through the greenbelt/common area this Spring. Doug Lendt noted some elk damage. Doug Lendt and Doug Stancill will make arrangements to walk and inspect the fences.

The need to replace 2 lift station valves was discussed. There was discussion regarding the best option for replacing the existing plastic valves, ie metal, type of metal , or plastic. Doug Lendt will meet with Payson Central Supply regarding options and consult with Mary Parke.

The meeting was adjourned.

Respectfully submitted,

Paul D. Schmidt