

Tamarron Pines HOA  
Board Meeting Minutes  
July 24, 2020  
Teleconference Call

Board Members Present: Doug Stancill, President  
Jill St. Croix, Vice President  
Elaine Jenkins, Secretary  
Paul Schmidt, Treasurer

Melanie Lashlee, HOAMCO Manager

Members Present: Carl & Mary Cole, Lot 61  
Ray Dominick, Lot 315  
Jena Bailey, Lot 154  
Mr. Saur, Lot 111  
Mr. Hessick, Lot 201

Meeting was called to order by President, Doug Stancill.  
Quorum established.

HOAMCO REPORT: Presented by Melanie Lashlee

1) Financial reports

- Total Cash Assets: \$681,288
- Melanie noted Income was \$4499 over budget; and Expenses were \$766 over budget
- Reserves look good; all in all, a well-funded association.
- Reports were approved.

2) Vote HOA Now

- Agreement was signed and will be instituted for the August meeting.
- Instructions to members will be sent out by email Monday, July 27<sup>th</sup>.

3) Architectural Report from Prescott office

- Currently there are six requests submitted.

OLD BUSINESS:

1) Green Belt (Doug Lendt)

- Status has not changed. Bark Beetle infested trees are down, but because of Forest Service restrictions on chain saws, they have yet to be cleared.
- Fences are in good condition.
- Sewer Treatment installs completed and operational.

2) Point of Information regarding Water District proposal (Melanie)

- The Board of Supervisors approved the formation of a water district.

NEW BUSINESS:

1) Building of RV Garage (Doug Stancill)

- The homeowner at 2486 Deer Path had submitted a request and was approved by the ARC for an RV garage.
- The question was regarding height restrictions. Should the structure not exceed the height of the house?
- Board members had no issues either way.

2) Construction work on Sunday (Paul Schmidt)

- The 2017 Architectural & Landscaping Design Standards states that no construction work is allowed on Sundays.
- The question presented was: Do we want this enforced?
- After discussion, the board approved to allow construction on Sundays from 10:00 am to 3:00 pm.
- Melanie agreed to notify the Prescott ARC to revise the guidelines.
- She will send an email blast to the membership regarding changes.

3) Propane Fire Pits (Paul Schmidt)

- The question was asked: Are propane fire pits acceptable?
- The consensus among the board was that it needs to be Fire Department approved; on a deck or concrete pad, not on the ground.
- And going forward, only propane.
- Homeowners must comply with Forest Service restrictions.
- However, the subject was tabled for further discussion and clarification.

OPEN FORUM:

1) Trash Service

- The question was asked: Would we consider some form of community trash service (i.e., dumpers or roll-aways)?
- After discussion, it was felt this would be too difficult to monitor and the legal liability was more than we would be willing to risk.
- No further action will be taken at this time.

2) Statement of Interest Applications

- The question was asked if it was too late to submit a Statement of Interest application for serving on the board.
- Melanie stated July 15<sup>th</sup> was the drop-dead date for application submission, but there are opportunities to volunteer on other committees.
- People were encouraged to contact her in that regard.

Motion was made and seconded to adjourn.

Respectfully submitted,  
Elaine Jenkins, Secretary

TAMARRON PINES HOA  
Executive Board Meeting Minutes

July 24, 2020  
Teleconference Call

Board Members Present:

- Doug Stancill, President
  - Jill St.Croix, Vice President
  - Elaine Jenkins, Secretary
  - Paul Schmidt, Treasurer
- Melanie Lashlee, HOAMCO Manager

Meeting was called to order by President, Doug Stancill.

Minutes from October 25<sup>th</sup> meeting were approved.

HOAMCO REPORT: Melanie Lashlee

1) Aged Owner Balance Report

- As of 7/22/20, the Total Due: \$13,375

2) Violation Log Report

- Firewise Assessments: \$4348

OLD BUSINESS:

1) Color Violation – Blue House

- Even after sending certified letters, the homeowners have still not responded.
- Melanie contacted Jason Miller, Attorney for HOAMCO, and he feels that because so much time has passed since the initial infraction, we probably won't have much recourse.
- However, Melanie agreed to contact the attorney and have him draft one more letter.

NEW BUSINESS:

1) Reduction of Homeowner Fees (Doug Stancill)

- Because our HOA is in a positive financial position, Doug proposed that we reduce the current HOA Assessment Fee of \$100/yr. to \$50/yr. beginning January 2021.
- Board approved.

2) Architectural Contract (Doug & Melanie)

- Due to the lack of service and follow through, it was suggested that we consider changing architectural firms.
- Melanie contacted Jerry Little who is an architect and contractor. He expressed interest and submitted a proposed cost breakdown for our consideration.
- HOAMCO currently pays \$1500/new build; Mr. Little's fee is \$3000/new build.

- His additional fees for out-buildings (sheds, garages, etc.) was considerably higher as well.
- Melanie noted the Prescott ARC has made personnel changes over the past few months, and Anthony is now the representative that Melanie has been working with. She expressed she is much happier with his follow-through and feels he is doing a good job.
- After discussion, the board agreed to give the Prescott ARC and Anthony an additional 6 month probation.
- In the meantime, Melanie agreed to contact Mr. Little in hopes that he would consider renegotiating his fees.

### 3) Annual Meeting

- It was confirmed that the annual meeting will be held August 22, 2020 at 10:00 AM by teleconference.

A motion was made and seconded that the meeting be adjourned.

Respectfully submitted,  
Elaine Jenkins, Secretary