

Tamarron Pines – Board Meeting Minutes:

July 16, 2021

10:00 am - Call to Order: Doug Stancill

Board approved minutes from last meeting.

Financial review – Melanie reviewed financials– Question asked about increased violations fines - \$5600 collected – Melanie to get clarification, believes it is connected to firewise violations. There was a question about legal fees. There has only been \$300 spent to date, no need to involve legal team so far this year – Financials approved by board.

Jill resigned from board – replaced by Brad Szolowicz as Secretary/Treasurer.

ARC Guidelines – RVs on properties – the current CCR's allow for a trailer to be parked for up to 10 days at a completed residence with prior notice to the HOA. There have been discussions on reducing this timeline to 3-5 days to keep with the spirit of the original developers not wanting trailers in the community. After open discussion, it was agreed to leave the 10-day timeline in place with the proper notification to the HOA. Everyone agreed that at no time will trailers be allowed on a vacant lot for the purpose of camping. Trailers are allowed to be parked on a lot that is actively under construction but must be removed as soon as the house is ready to be occupied. There are minimal requests for trailers to be parked at a residence at this time, and the issue may be readdressed later if needed. The topic of multiple trailers parked at a residence at one time came up. It was agreed these would be handled as a special request on a case-by-case basis.

Architectural report – There was a large amount of new build request at beginning of year, but the number of requests seem to be slowing down over the past couple of months (possibly due to high construction costs). There have been about a dozen approvals so far this year. There are actively 8 houses under construction in the community.

Website status – Amy S. with Seesaw Marketing was engaged to develop website. Taking longer than expected, but the website is close to being launched.

Greenbelt/Firewise – bark beetle trees – Doug Lendt is working on a new tree count – this is a constantly changing task working around fire restrictions– Melanie talked about the fire wise program in Tamarron. Steve is going a good job keeping up with inspections, there are currently about 40+ lots with violation notices sent.

Sewer Treatment Plant – Everything is in good working order, with no open issues. Mary discussed changing radio device at some point this year to complete an upgrade to the system monitoring communication link. The new device was for AT&T's network but needs to be for Verizon. The monitoring system will continue to work on the existing radio device until the upgrade can be completed with the latest technology. A leach field inspection has been requested, but a schedule has not been confirmed by the inspector/company.

Perimeter Fence is in good shape, Doug L. keeps up with inspections. No known damage currently.

Open Forum –

Question was asked for map that shows lots out of firewise compliance – comment was made that map as not updated map in a few years and that if you are out of compliance a notice will be sent in the mail.

10:51 – Meeting adjourned.