

Tamarron Pines Annual Meeting –Minutes:

October 15, 2021

10:05 am - Call to Order Doug Stancill

Quorum achieved.

10:06 am – previous meeting minutes approved

Financial Review – Melanie reviewed financials to date. Wastewater over budget by about \$6k due to plant upgrades/repairs. Financials approved by board.

2022 look ahead – The HOA Assessment was reduced during Covid to help the membership during the challenging time. It was discussed back then to reinstate original rates of \$100 annually and \$50 for wastewater. The old rates will be reinstated for 2022. The Tamarron Pines HOA rates are lowest in the area up on the rim. 2022 budget approved by board.

2022 board meetings to continue with Zoom format to allow for convenience and cost savings. Board approved 2022 meeting schedule as presented

CPA engagement letter – same accounting team as in years past, the company requires a signed engagement letter for 2022s services. Board approved Melanie to sign engagement letter.

Board Appointment – Doug invited Phil Mazzio to join board of directors for Tamarron Pines – Melanie appointed Phil to VP of board

Architectural review – community continues to see a steady volume of construction.

Website Status – Vendor list added to the newly launched website. Melanie asked membership and board to communicate any changes or additions they would like to see with the website.

Doug Lendt updates – The greenbelt cleanup is on schedule to be completed by end of October. This will be an annual task to keep up with bark beetle issues caused by the long drought. Everyone is hoping for good winter to help with the bark beetle issues. A new monitoring company being on boarded to help with monitoring the wastewater plant. The current contract is being cancelled with existing monitoring company due to low customer service and lack of communication. The community fence is in good shape from a recent audit, cattle expected to be on Tamarron Pines side next spring.

Doug Stancill raised concern of new garage under construction and will send lot information to Melanie to confirm architectural committee is engaged for proper review.

Kathi B. – pending response from architectural committed for new railings. Email to be sent to Melanie to forward to Hanna for review and feedback.

Cindy on lot 115 asked about not receiving her latest bill – Melanie contacted printing company and new statements should be out this week. It was mentioned that auto payment is an option for quarterly payments through HOAMCO's website

Peter G. lot 369 received violation for Firewise on lot he just bought. Malenie explained monthly Firewise inspection process and how lots can fall out of compliance quickly depending on what the inspector finds. Melanie confirmed HOA will be willing to waive Firewise fines once lot is cleaned. The intent is not fine, but to maintain a community that is firewise .

10:40 – meeting adjourned.