

# Tamarron Pines – Board Meeting Minutes:

April 12, 2023

12:03 pm - Call to Order: Phil Mazzio

Board approved minutes from last meeting.

Financial review – Melanie covered the financial statement in detail - no major issues. The community is slightly over budget due to needed repairs on waste water system. Motion to approve financials approved by board.

Community event 2023 – The board discussed the event from last year and would like to have the event on Labor Day weekend as a placeholder.

2022 taxes have been filed and insurance has been renewed for community

Road Maintenance – Melanie has requested County support to repair roads within the community. Brian mentioned there was a lot of equipment in the community working on road repairs. He had a discussion with the crew foreman who said it was in their scope of work to resurface the streets this summer.

Architectural Review – the community continues to have a lot of construction activity

Bark Beetles – Doug will be inspecting green belts when he is back from vacation to see if anything is needed. The wet winter should help with bark beetles this summer.

Firewise inspections are taking place

Waste Water Treatment system – Doug has been dealing with phantom alarms that the system is generating. Melanie is in discussions with Kindred out of Payson to take over maintenance of the system as the current company is not providing the level of customer service the community needs. There is a recommendation to add a backup vault to the system in case the aging infrastructure fails at all. Melanie is working on a quote for the board to review, along with a proposal to add a backup generator. There is roughly \$250,000 in reserve for Waste Water account to cover any needed upgrades or repairs.

Doug continues to maintain perimeter fencing, no current issues.

Open forum:

Concerns on propane running low during winter months and company not showing up to refill. Multiple recommendations to use Griffin's Propane out of Payson.

No current update on the water company transferring from Starlight.

12:42 - Phil motioned to end meeting