

# Tamarron Pines – Board Meeting Minutes:

October 18, 2023

12:01 pm - Call to Order: Phil Mazzio

Quorum achieved all board members present

Board approved minutes from last meeting

12:02 pm – open board meeting started

Financial review – Melanie reviewed the details of the financials. Financials remain in a very good position. \$17k over budget on waste water system do to new Generac backup generator. Griffin's Propane on a keep full schedule for generator fuel.

Financial Budget – Annual dues reduced from \$100 to \$50 during COVID. Per guidelines the HOA can increase rates at 20% annually without a vote from the membership. The HOA is working to get back to the \$100 per year fee and will be increasing from \$72 in 2023 to \$86 in 2024. The increase will help allocate about \$7000 to the operating reserve account. Board motioned to approve the financial budget.

Community Updates –

- CPA services annual renewal – Board approved motion to move forward with engagement letter
- 2024 Board meeting schedule – Board approved motion to keep same meeting cadence
- Bark Beetles - 3 downed trees in greenbelt being cleaned up
- Firewise inspections are ongoing. The membership should reach out to the HOA if they see any Firewise concerns.
- Sewer treatment plant – A new state inspector asked for onsite inspection, which was the first inspection in 10 years on Tamarron's septic system. The system received an A+ rating with no issues found. Mary Parke and Doug Lendt have don't a great job keeping up with system through the years.
- Perimeter fencing - is in good shape, continued monitoring is taking place
- Community BBQ – will not be happening this year and will try to be added back next year
- ARC update – Brad shared updates on the monthly construction activity reporting to better monitor progress throughout the community– Melanie to share monthly construction status report with membership

Open Form –Septic system being managed by new company with Mary Parke's oversight. Dave Kramer will be taking over monitoring the perimeter fence and community compliance support as needed.

Compliance reviews to be reinstated - \$100 per month cost to the HOA. The plan is to have seven inspection per year during the non-winter months. The first inspection to be in November 2023. Should there be an issue, a courtesy notice will be sent to the member, followed by fines if the issue is not resolved within the allotted time period. Melanie will send out an email letting the membership know

that compliance inspections will be starting again in the community. Board motioned and approved to reinstate compliance inspections starting in November.

Firewood storage was an area of concern for the membership that will be part of the compliance inspection.

12:41 pm – meeting adjourned – Phil Mazzio