

Tamarack Fairways General Meeting, November 30, 2021

The meeting started at 7:01pm

Marty opened the meeting and introduced an attorney, Jonathan D. Wassell from Keough & Moody. He discussed the law firm, saying that they only did association work. They prepare the docs and bylaws for associations that need to be adhered to. He said that it is the board that plays a role in enforcing our rules and regulations. Overall, delinquencies are up. He said that the board members should interact with homeowners regularly. He said that Keough & Moody had a newsletter and webinars that could be informative for us.

Marty did the 2021 Financial report. Our balance sheet shows over \$67k. We spent \$11k on LED lighting. The cost has been offset as the new lights have lowered our electrical costs. There are 63 lots that owe money to the HOA. 46 are from this year. 17 of those lots represent \$5700 and will be going into the collection process. He reiterated that we need good contact information for any new homeowners.

Chis Lequin talked about the status of the Architectural committee. He asked that we use the TF website to download any form that we may need to request work done around our homes. He explained the sort of projects that need approval-prior to the work being done.... windows, doors, roofs. He said his job was to be sure any changes we were making would fit into our covenants.

Khuram discussed the Communications status. He said that he sends out, through the website, pertinent emails that may be important, IE scams. He said that our website had good and useful information and was easy to use. He suggested that we all go on the website to check it out for ourselves. He will be working on a new directory. We need to validate all of the homeowner contact information starting in January. Ideally, he would like to start working on a new directory in April. The homeowners questioned why there were no signs announcing the meeting. He said that the signs were falling apart and there was a cost to replacing them. Signs seemed to be a preference for the group there. Chris pointed out that there were at least 160 homeowners that received the email about the meeting who were not in attendance.

Marty discussed old business. He said that the 2021 budget would be sent out electronically to we could get 25 signatures.

Marty also discussed new business. He said he would send an email for 2022 budget approval.

Marcia talked about the new form on the website that should be used for homeowner complaints. She also presented a new 'weed' policy. She talked about tickets for garbage can violations and said tickets would be issued for violations outside of our parameters.

The landscaping for our monuments were discussed. Noe will be putting out an RFP. Some of the landscaping is overgrown and needs to be pruned back. This requires 2/3's of the board's approval since it will be over \$5k.

Marty discussed some of the frustrations with some of the challenges of the HOA. He said one option would be to form some additional committees to help handle some of the issues. He also said he would investigate management companies as an alternative. He also stated that we need some new homeowners to get involved.

Open discussion...someone asked if the golf course was closing... the answer was 'no'.

Maria is looking for some event ideas... she through out the 'taste of Tamarack' and food trucks.

There was a motion to adjourn the meeting at 8:00pm.