

Tamarack Fairways HOA General Meeting

April 27, 2021

The meeting started at 7:02.

This meeting was held in person and by ZOOM. 10 homeowners attended in person. 5 attended via ZOOM. We needed 25 homes for a quorum.

Gokul reported that we had \$5000 in net income from last year. One third of the homeowners have not paid their dues. We cannot collect due to the state moratorium due to the covid crisis. He said that the budget would need to be approved by email since we did not have a quorum.

Marty announced that Mark Zamora has moved and there was a committee opening for the architectural committee. He asked that anyone interested in joining contact him directly.

Noe gave us a status report on Beautification. He said he is getting proposals by Friday, April 30th, for the monument maintenance.

Marcia gave an update on Code enforcement saying that there has been a good response to the complaint process. There have not been too many complaints and she was able to work to get them resolved. The process is that she sends a letter to the homeowner in violation, citing the bylaw. She asked what people thought about adding some sort of service fee. We had a discussion about how the homeowners receive the bylaws... do they get a copy at closing? One homeowner suggested we put them in 'welcome' baskets. We thought it was a good idea to start the welcome baskets again.

Khurram reported that every 2 years we do a new directory and that we need to collect contact information from all of the homeowners. We'll use the block captains to help collect the information. He talked about electronic communications. We have a good website and can update preferences. He also asked for feedback on the zoom meeting and what we could do to make it better. We are incorporated as a non-profit organization.

Maria reported that the garage sale would be June 10-12 and that she would provide maps like last time.

Marty reported on the Rt 59 lighting. The 1st bill was in March and the work was going to be done in December. He said the lights were not grounded and that it would be \$9600 to do the work. He's looking for additional contractors to bid. If we do the work, we won't have to use LED's.

Marty reported that the budget still needs to be approved. Also, Robin Schmidt will be our new legal chairperson and Chris Lequin will be architectural.

Marty also reported some information on the Joliet water table.

We discussed the lack of pond management in the fairways. 1 homeowner has volunteered to clean some of the ponds over the last 4-5 years. The question was if we could get the golf course to do the maintenance. Some of the issues may be environmental hazards. There are potential drainage issues.

One homeowner brought up the fence that was put up around their home. He said the fence did not follow the rules for easements. He asked if our rules meant anything at all. Marty asked him to file a complaint.

The meeting was adjourned at 8:23 pm.