

Tamarack Fairways HOA General Meeting

4/18/2023

Meeting was held at the Tamarack Fairways Clubhouse

Marty, Gokul, Marcia, and Jan were the Board Members in attendance.

24 Homeowners attended.

Meeting started at 7:07

Marty opened the meeting by welcoming everyone and introducing Luke, from the golf course to give us an update. Luke talked about the improvements that are planned for the course this year and said that they are trying to enrich the experience on the course. They are removing dead trees and improving the infrastructure. His remarks were well received.

Board Reports

Financial update

Gokul Das, treasurer, spoke next. He talked about paying by Zelle and noted that there have been no security issues at all. He thought for those using Zelle, that it was much more efficient. 70 homeowners have not paid their HOA fees for 2023. He pointed out that it's cheaper to pay the \$100 than the \$100 plus the \$1500 fine. He pointed out that the invoices are emailed because it's much more cost effective than mailing by the post office. So far, 33% have not paid for 2023, 28% have not paid for 2 years, and there are 10-12 homes that have not paid in over 2 years. He was asked if we could list the names in the newsletter in an effort to collect. He said that we could be liable for defamation if we did that.

Architectural

Chris was absent.

Code Enforcement

Marcia updated the group on some of the issues that have come up. Garbage is a recurring item. Garbage should not go to the curb until 7pm the night prior to garbage pickup. There are numerous homeowners who put it out mid-afternoon. For any owner that would like to report an issue anonymously, the form is on line. Any issue that is brought to her attention is followed up with a letter. Marcia said she is not afraid to follow up personally. She was asked if rental properties also received the HOA docs and were required to follow the rules... she said yes. She also mentioned that garbage cans

need to be kept in garages and out of sight from the street. Someone asked about repeat offenders... it seems that nothing changes.... Marty said that we would have attorneys at our next meeting to help address some of the concerns. He said there were things that could be done-fines, escalating fines, etc.

Social Activities

Marty said that Mari was absent as her mother had passed away. He announced that the garage sale would be held May 18, 19, 20. He also asked if anyone was interested in helping Maria on the committee.

Old Business

Marty announced that the new directories have been passed out with the exception of Jan's.... She will get them out as soon as possible.

Marty has 5 landscapers answering an RFP for the monuments. We are looking to update, maybe a new design, and to replace the plantings and do something new. He'd only received 2 as of the previous weekend. He also said that we don't need a special assessment. He's figuring \$3k for removal. Maybe \$17k total. It could be \$94k to remove the edging and blocks. We are not replacing the walls. We need 50% of the homeowners to approve. He also noted that the 78 homeowners owing dues cannot vote. Rupa Wardecker offered to assist if needed.

He also said that rental properties were going in where Lizzy's was. They are going to be 2 story buildings with rent between \$3000 and \$4500. He thought it would add a lot of noise to the area.

An owner mentioned that the monuments at the entrances really should be much better for this community. They wanted to see the renderings. Marty said that it would be the board that approved the new design.

Marty also announced that we are looking for new board members to replace several who have left. He said that Brad Cullen who was on the board will be returning. He would like to reorganize the board, adding members to code enforcement to help Marcia.

The meeting was adjourned at 8:01.