

# TAMARAC HOA MEETING MINUTES FROM 1/29/2024

Meeting was called to order at 7PM by Lee Kamp.

- First item of business was the resignation of Ann Marie as president. Lee Kamp stepped up and volunteered to take over that position.
- Lack of a full board was discussed as Lee and treasurer Kristi Meabon were the only 2 at the last 2 meetings. Karen Soule stepped up to take the role of vice president. Linda Wetherbee stepped in to take minutes in the absence of Teddy Estes (snowbird). Denise Meyer volunteered to be a trustee on the board. Typically, there have been 7 board members so there are still a couple openings to fill.
- Nick Dimmick volunteered to be the Facebook admin (currently held by Ann Marie) and also to potentially look at creating a blog type of page for the Tamarac community. He also was interested in being part of the team to revamp the bylaws once we are ready to take that step. **Lee is going to email Ann Marie to give the admin responsibility to Nick as she is currently the only admin. Once this is done the decision will be made on what other board members should have admin responsibility.**
- Treasurer's report was handed out with expenses for December itemized as follows:
  - \$1350 for tree removal at the Buckhorn Road entrance. \*\*Stump gridding on those trees will be done once the weather permits. This was in the works for some time and has definitely been a nice visual appearance.
  - \$10,425 for removal of the playground/tennis courts on Arrowhead—this area had been deemed unsafe by the board over a period of time.
- Subject of current bylaws was discussed in length and how to bring them up to a more sustainable level. In other words, bring them up from the 1970's they were written in. **First step is to contact a lawyer as the current bylaws are a legal document. Lee is going to do some investigating on this. Denise Meyer was also going to reach out to someone for a lawyer that deals with HOAs.**

- Another part of the bylaw discussion was how they get distributed to new home buyers. There is lots of confusion on how this is done with most of the responsibility being placed on the relator at the time of closing. It doesn't appear that this is followed in many situations. **Linda Wetherbee is going to get with some of the relators and see how this can be part of the process.**
- Discussion on what could be done with the areas where the playground/tennis courts were located. The expense to replace is around 90K. Some suggestions were to convert that area and the ball field into a larger storage area and charge to store campers, boats, trailers etc. in that area or to put up a pavilion in that area.
- Concerns on street lights needing to be replaced as street lights are paid for by Lockport township which Tamarac reimburses. There seems to be a disconnect on who to contact. A few residents in attendance had tried to fix this on their own and didn't get any answers. **Lee will check with Christy Trammell (township clerk) on this. Phone # to contact for this is 800-311-4634 and give address of outage.**
- 2024 HOA dues will be sent out sometime this month with the intention of putting a copy of these minutes with them.
- Quarterly meetings will continue to be held at the Chamber of Commerce (1116 N. Main) at 7 PM and were scheduled as follows:
  - April 9, 2024
  - July 8, 2024
  - Oct 9, 2024
  - Jan. 14, 2025
- Request by Denise Meyer to have an **established agenda going forward.**
- Motion to adjourn at 8:15 made by Kim Adams and seconded by Jeff Weersma.

## CONTACT INFORMATION:

President—Lee Kamp – [Kampsnl@frontier.com](mailto:Kampsnl@frontier.com)

Vice President—Karen Soule – [Karen1056@comcast.net](mailto:Karen1056@comcast.net)

Treasurer—Kristi Meabon --- [Kmeabon2011@comcast.net](mailto:Kmeabon2011@comcast.net)

Acting Secretary—Linda Wetherbee – [Lwetherbee53@gmail.com](mailto:Lwetherbee53@gmail.com)

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