

# TAMARAC HOA MEETING MINUTES FROM

## 4/9/2024

Meeting was called to order by Lee Kamp at 7:00 PM

- All board members were present.
- Minutes from last meeting were read by Linda Wetherbee. Approved by Del Eastes and seconded by Kim Adams
- Treasurers report was distributed for review. Expenses of 2,260--\$510 for stump removal and clean up at main entrance and \$1750 for lawyer retainer. Currently there are 11 active liens.
- We now have a web page ([Tamaractr.org](http://Tamaractr.org)) that is being maintained by Nick Dimmick. It contains current bylaws, meeting minutes, agendas, and posts that the board will approve. Check it out—looks great.
- Soliciting was a topic of discussion and after that discussion, a motion was made by Del Eastes and seconded by Linda Wetherbee to approve the purchase of 4 “NO SOLICITING” signs as well as 4 “SLOW DOWN Kids and Pets at play” signs were voted on and approved. These signs will also indicate that this is an HOA Community. Signs will be posted at all 4 entrances to Tamarac.
- Arrowhead Trail commons area was discussed and after discussion of putting in Pickle ball courts (\$40,000) and a new basketball court (\$15,000) It was agreed to proceed with the following
  - 150 feet of fencing, with a gate, will be installed along the roadside of the playground area—cost of \$7,000. This is being done as a safety precaution.
  - A 20 X 30 pavilion—at a cost of \$22,830 will be built.A motion to approve the above was made by Kim Adams and seconded by Sherri Nowicki. Approved and passed.
- Community storage area on Arrowhead Trail was discussed and currently there are items being stored there that are not allowed. Anything that contains gasoline or oil are not allowed due to possible contamination of a well within the cage. These will be checked out by the board as to who the owners are so they can be taken care of.
- Bylaws and violations continue to be a main topic of discussion at our meetings.
  - Current bylaws are antiquated and need to be revised. It was discussed with the lawyer and he indicated that the HOA can form a committee to redo these on their own. Denise Meyer stepped up to head a committee to review. Members of the committee are DeWayne Hurley, Del Eastes, Chris Bowlby and Karen Spencer. If anyone else wishes to be on the committee, they are free to contact Denise through the Tamaractr.org webpage. \*\*This is nothing that will be done overnight. Updates will be given at our quarterly meeting. The biggest challenge

will be getting 75% of the homeowners to approve these once they are updated—approx. 187 homeowners.

- With the current bylaws there are multiple infractions within the community. IE: campers parked in yards for extended periods of time, multiple cars in drives that remain dormant/unlicensed, business being run from a home that has lots of “stuff” laying around.
- Some of the violations are township violations and others are bylaw violations. Bylaw violations are reported to our lawyer and he sends a letter (cost of \$40 per letter) to the person in violation. If not resolved the board has the right to take the responsible party to court and they would incur all expenses.
- Before the retention of a lawyer Lee had sent out 6 letters of violation and only 1 issue was resolved
- Distribution of current bylaws also tends to be an issue as not all new homeowners receive these at the time of closing. Sherri Nowicki will address this at the next meeting of the board of realtors in St. Joseph County. Linda Wetherbee also suggested the creation of a postcard to send to new homeowners in our community. This would welcome them to the neighborhood and direct them to the webpage to read the bylaws.
- Reminders to all about being a good neighbor—mowing your lawn, picking up after your pets, watching your speed. Keep our neighborhood inviting!!

Meeting Adjourned at 8:30PM

## CONTACT INFORMATION:

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