

TAMARAC HOA MEETING

July 9, 2024

Board Members Present; Lee K, Kristi M, Denise M and Karen S
plus 26 association members

Absent; Ryan N, Dwaine H, Teddy E, Del E, Linda W

AGENDA

Meeting called to order at 7pm.

April 9, 2024 HOA meeting minutes approved and seconded.

OLD BUSINESS;

- The financial report submitted by Kristi M was approved and seconded. Expenditures for this past quarter include excavation for the playground and pavilion on Arrowhead, mowing, tax filing, legal fees to consult with attorney on the revision of the bylaws, office expenses, cost of signs and reimbursement for website development.
- The playground area located on Arrowhead has been cleaned with rubber mulch added and is now ready for use.
- The construction of the pavilion is in process and should be completed within the next couple of weeks.
- Grass in the former tennis and basketball courts areas will likely need to be reseeded due to run off for the frequent rain we have been experiencing.
- Dewaine Harley was approved to the HOA board as a trustee and will be taking over as the bylaw committee chair in the near future.
- Signs alerting that Tamarac is a HOA community, no solicitors allowed and slow down for children and pets have been placed at all four entrances to the subdivision.

- There has been a change in lawn care services from Titan to Seven Blades due to Titan needing to increase his prices as he initially underbid the job.

NEW BUSINESS:

- Bylaw committee updates provided by Denise Meyer
 1. Committee began meeting in April and currently meet weekly to review the Conditions, covenants and restrictions established with the original Iroquois Development Corporation (Tamarac) established in 1974 and 1979. The committee is dividing the process into segments reviewing what should be kept, changes or deleted to fit current day needs.
 2. Current draft topics include architectural control, residential uses, division of lots, storage of vehicles, pets, business and commercial use of property, rubbish, signs, fences, natural growth, noise, utility easements, solar panels, auxiliary outdoor heating equipment, children's play equipment, bullpen, solicitation. Because any changes to the current covenant need to be approved by 75% of the residents of the HOA we are seeking resident input. Please go to the Tamarac website (TamaracTR.org) to review the proposed changes and add your feedback to the email response option. This will be collected anonymously with most of the responses used to determine the type of change that could occur. Please complete your responses by July 24, 2024 which is the date of the next bylaw committee meeting. Four additional subdivision members have volunteered tonight to join this committee, making it a committee of 8.
 3. The outcome of water testing that was recently completed for several of the homes in our subdivision did not find any lead pipes or concerns with lead in our water system. Lockport township is the only township in Michigan that does not add any treatment chemicals to the water.

- It has been suggested that the Tamarac HOA create a welcome letter to send to new residents when they move into the HOA to provide them with helpful information about our HOA. This will be discussed at the next meeting with a committee to be formed.
- Karrie R volunteered to work with Nick D to create a zoom option for use to virtually attend the quarterly board meetings.
- Next HOA board meeting will be October 8, 2024 at 7pm at the TR Chamber building
Meeting adjourned at 8:33pm.

Minutes submitted by Karen Soule, Vice Chair.