

TAMARAC HOA MEETING

January 14, 2025

Addendums on January 23, 2025

Meeting called to order at 7:00 PM by Lee K.

Board Members present—Lee Kamp, Linda Wetherbee, Kristi Meabon, Del Eastes and DeWaine Harley. Along with 2 association members.

- Meeting minutes from the October 8, 2024 were read and approved.
- Financial report submitted by Kristi M was read. The only expenditures for the quarter were payments to Seven Blades Lawn and Limb Care for all lawn mowing needs. Motion made by Del Eastes and seconded by DeWaine Hulrey to approve.

Old Business

- Establishing a zoom meeting was discussed but tabled due to lack of equipment and a person to be the lead on this. A Facebook live option was discussed with further consideration after time to debate the need.
- Linda W presented a welcome card that will be mailed out to all new homeowners. It's a welcome to the neighborhood and introduces them to our Facebook page and the Tmaractr.org web page where they can see meeting minutes, bylaws etc. She will be sending these out to all new homeowners for 2024 and going forward. Approval to order 50 was approved and seconded by Del Eastes and DeWaine Hurley.
- Current liens are still at 11. Only 1 homeowner took advantage of the grace period that was offered in December.
- Removing nonresidents from the Facebook page is ongoing as detected.

New Business

- Increasing dues was discussed. Dues in the Tamarac HOA have not seen an increase since 2008. Costs have increased in lawn services, insurance, tax filing etc. have all increased over the years. A motion was made by DeWaine Harley and seconded by Del Eastes to approve and increase yearly dues by \$50.00. Voted on and approved. You will see these increases in your 2025 bill.

- **After several issues were brought to light on the legality of increasing dues at this time, the board has rescinded the increase until further discussions at the April 15th meeting.**
- Continued enhancement in the park area on Arrowhead Trail will include adding picnic tables and park grills. Lee Kamp and DeWaine Harley will head this up with an approximate budget of \$1500. A motion was made by Dewaine Hurley and seconded by Del Eastes to approve this expense. All in attendance approved.
- Clean up to the Main entrance at Iroquois/Buckhorn will continue this spring/summer. Seven Blades will clean up and mulch the area and either plant some small shrubs or plants. Christine Bowlby made some suggestions to this and will continue discussion at our April meeting when we aren't covered in snow!
- Playground areas on Fox Lane and Chippewa are costing the association money to mow and they both need upgrades. The expense was discussed and it was agreed upon that we should consider removing the playground equipment from them and sell the lots. This would also decrease the lawn services as both lots are mowed every week in the summer at a cost. Lee will contact a realtor and see what steps need to be taken. More discussion at the April meeting.
- A motion was made by Mary Grunert and seconded by Linda Wetherbee to approve the purchase of solar lights to be placed on the 5 Tamarac signs that are at each entrance with a budget of \$100. DeWaine Harley volunteered to purchase and install.
- A few "business" signs have been noticed within the association and were randomly placed on nonresident areas. They were removed.
- Bylaws were discussed and approved as stands. Mary Grunert made the motion to approve and seconded by Linda Wetherbee. All in attendance approved.
 - **After further discussions VIA emails and texts, the board has rescinded the approval of the bylaws. This will be a topic of discussion at the next meeting on April 15th.**
- Several issues of violations within the association were noted but are not necessarily just Tamarac violations but township violations. They will be discussed with those needing to know.
- Next meeting is scheduled for **April 15th**.

Meeting adjourned at 8:00 PM.