

# TAMARAC HOA MEETING

April 15th, 2025

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

All current board members were present along with 15 association members

- Meeting minutes from the January 14<sup>th</sup> 2025 were read and approved after discussion on the addendums that were done after the meeting on January 14<sup>th</sup>.
- Treasurers report was read and approved. Expenses included \$4000 for the completion of Arrowhead Park & \$1306 for general liability insurance. There are still 19 active liens

## OLD BUSINESS

- Dues increase—after lengthy discussion and complete review of the CCRs the board does have approval to increase dues to cover the cost of current needs for the community—street lights, insurance, lawn services etc. As well as the continued improvements that are needed in the commons area. A motion was made DeWaine Harley and seconded by Del Eastes to increase the 2026 dues by \$50 per lot. All board members approved and the majority of those in attendance also approved. This will take affect in 2026.
- Park updates
  - Arrowhead park will be completed by end of may. Still some top soil and grass planting to be done when weather breaks. Grills have been installed and picnic tables should be delivered by end of the month. DeWaine Harley has headed up the installation of these items.
  - Chippewa and Fox Lane parks are the agenda but current budget is limited at the current time (some of the reason to increase dues). The current condition of the equipment at Chippewa is not

very safe and is a liability. Removal may be the net step. Current quote to upgrade and clean up park is \$16,000. DeWaine Harley is going to contact AEP about the trees that are on lines at the park—if they take responsibility it would be a nice price savings.

- Iriquois Boulevard entrance clean up of area will be completed yet this spring. Looking for some help to plant some flowers etc to brighten it up.
- Solar lights have been installed on entrance signs. Done by DeWaine Harley and appreciated by all in attendance.
- Cleaning up facebook is an ongoing process.

## NEW BUSINESS

- Current liens (19) total approx. \$20,000. It was discussed to turn these into small claims court. Motion was made by Del Eastes and seconded by Teddie Eastes to move forward with this process. \*\*It was noted that we offered a 1 time forgiveness in December—those behind could pay back dues and NOT have to incur any of the penalties.
- Virtual meetings were again brought up. Mike Deaton has volunteered to be the leader in doing this. We did not set a timeline for this but it is in process
- CCR's and bylaws were the major topic of discussion. There are several versions of the CCRs and now a set of bylaws has entered the mix. Sherri Nowicki presented many of the standards required by the state of Michigan in terms of validity of documents being notarized and recorded. Nick Dimmick presented to the board an in depth review of what he had found in terms of items being legal or not—some of what contradicted what Sherri brought forward. Key points of discussion are as follows
  - Annual meetings -vs- current 4 meetings per year
  - Elections to be held to establish the board (currently all are volunteers and not elected)
  - Are there minutes that approved the bylaws prior to the CCRs

- Many open issues on these and how to legally update and how to get 75% of homeowners to approve. The cost of legal help is above and beyond the current \$\$ that are available. This will continue to be an open issue and the goal of the current board is to proceed as we currently are and make Tamarac a neighborhood that people want to live in. Updating will be an on going process and continued discussions.
- Tamarac garage sales are scheduled for May 17<sup>th</sup>.
- Next meeting is July 8<sup>th</sup>.

Meeting adjourned at 8:45 PM