Tamarack of Cicero

Todd Banvich · Rising contributor · August 20 at 7:07 PM ·

Hi neighbors!

Today, a group of Tamarack homeowners submitted a formal notice to the Tamarack Board and Associa concerning required elections and the procedure for the upcoming Annual Meeting on October 21.

At yesterday's HOA meeting, we were told that there will be no election this year for the Tamarack Homeowners Association Board. The only election announced was for the Villas Board Secretary position.

When asked for clarification, the reason given was that each of the three Board members "signed three-year contracts" that expire around November 2028.

After reviewing the governing documents again, there seems to be an honest misunderstanding. Mistakes happen, and that's okay!

Section 11(d) of the Covenants requires that "at least one (1) member of the Board of Directors shall be elected at each Annual Meeting." This section also contains specific provisions for the first election following the Applicable Date, which appears to be May 1, 2026.

The Covenants also appear to require that this year's Annual Meeting include an election for each seat on the Board of Directors, alongside the establishment of staggered terms (3-year, 2-year, 1-year).

We have asked the Board and Associa to review the provisions and confirm the election procedure in writing.

We believe the documents are clear, and we are asking everyone to handle this with respect and courtesy toward our neighbors.

For clarity, this is not a petition to remove anyone, and nothing in the notice prevents any currently serving Board member from seeking election.

This is simply a request for Tamarack to hold the elections required by the Covenants.

We are sharing this proactively so homeowners can know exactly what was requested without relying on rumors or anyone's characterization of it. We are confident the Board and Associa will review the notice in good faith and follow the process laid out in Tamarack's governing documents.

Again, we believe this was an honest mistake and can be quickly corrected.

We will share any substantive response we receive as promptly as possible.

Thanks!

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We have a meeting with our attorney next week and will ask her opinion on this matter.

It is unfortunate that the previous officers all resigned at the same time. If we have to stagger the terms, we will.

We were all elected at the annual meeting last year thus, a special election is not warranted. It only requires that if the election was at a special meeting then the term of each of the Directors expires at the next annual meeting. Again, we will get clarification from our attorney.

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Todd Banvich

Hey Tom! Thanks for the response. I just want to reiterate that this is not a request for a special meeting. I do look forward to hearing the attorney's feedback on what's been submitted.

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