TAMARACK HOA

Meeting Minutes

November 19, 2024 at 7:00 pm

Location: Hamilton North Public Library, 209 W Brinton St, Cicero, IN 46034

President Bryan Bransteter called the meeting to order at 7:00 pm. The following Board members were present as follows:

Bryan Bransteter - Tamarack HOA President

Tom Jarvis - Tamarack HOA Vice-President

Brett Foster - Tamarack HOA Secretary/Treasurer

Others Present:

Tamarack Community

Declaration of Quorum:

President Bryan Bransteter declared a Quorum with all members present.

Approval of Agenda:

Mr. Jarvis made a motion to approve the agenda for November 19, 2024, Mr. Foster seconded, passed

Election of Officers:

President Bransteter called for election of officers for 2025. Brett Foster was re-elected by the owners to fulfill the remaining 2 years of his 3 year term. This vote was necessitated by a lack of quorum the previous year and an appointment to the term by President Bryan Bransteter.

Bryan Bransteter vacated his seat and did not run for re-election. Ben Marschand was then voted by the owners to fill Mr. Bransteter's vacated seat for a new 3-year term. Mr. Marschand's term began at the conclusion of this meeting.

Approval of Prior Minutes:

Mr. Foster made a motion to approve the meeting minutes for April 22, 2024, Mr. Jarvis seconded, **passed 3-0**.

Old Business:

President Bransteter stated that the board had decided to table the discussion of pond fountains for this budget cycle due to the excessive cost ($20,000 per fountain + electrical + maintenance). This can be revisited next year once our reserve fund is at an accepatable level. Mr. Foster made a motion to table, Mr. Jarvis seconded, **passed 3-0**.

TAMARACK HOA

Meeting Minutes - Page 2

November 19, 2024 at 7:00 pm

New Business:

1. The 2025 budget was discussed and there will be a $35 increase per household for next year in order to build up the reserve fund. The total budget for 2025 is $178,000.
2. Board decided that aeration and overseed of the common areas would be reassessed in the spring.
3. Board decided that due to many requests from property owners, we should implement surveys on Town Square to assess interest in changing the covenants allowing certain types of sheds (mini-barns) and trash barriers in the community.
4. Board discussed the current violations and associated costs. Board decided that the current process is adequate.
5. Board discussed the creation of a pool committee. Anyone interested was encouraged to contact a board member.

Secretary-Treasurer Report:

Mr. Foster stated the the total budget for 2025 is $178,000. As of Oct. 31, 2024, the total reserve fund balance is $28,000, operating balance is $51,000. For accurate and most recent balances, all financial reports and statistics can be accessed at any time on Town Square.

Misc. Business/Residents Closing Comments:

Several residents complained that the pool was freezing for at least the first month it was open. Some said it was too cold to get in. Mr. Foster stated the pool was the most valuable asset we own and that a survey would be sent out after the first of the year to guage interest in a pool heater. He stated that since we are not moving forward with pond fountains, there should be funds available for this.

Adjournment:

Mr. Foster made a motion to adjourn, Mr. Jarvis seconded, **passed 3-0**. President Bransteter adjourned the meeting at 8:00 pm.

Signatures:

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Bryan Bransteter - President

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Tom Jarvis - Vice President

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Brett Foster - Secretary/Treasurer