



Tamarack & Villas of Tamarack HOA

Meeting Minutes

June 17, 2026 at 6:30pm

Cicero Public Library

In attendance:

- Jacquie Farr, President Tamarack HOA
- Tom Jarvis, President Villas at Tamarack HOA
- Jeff Rudolph, Treasurer Tamarack HOA
- Kathy Palmer, VP/Treasurer Villas of Tamarack HOA
- Cyndi McCord, Secretary Villas of Tamarack HOA
- Bonnie Brown, Associa Community Manager
- Angie Anderson, Director of Client Success
- Rod Hoch, Associa Field Service Director
- Tamarack residents

Associa Introductions:

Bonnie Brown is the new Community Manager for Tamarack – Bonnie is the first point of contact for residents via Town Square or phone. Bonnie will monitor Requests opened by residents that require Associa assistance/input. Associa has committed to providing better communication and resolution on Requests and resident concerns.

Angie Anderson is the Director of Client Success and Bonnie's supervisor. She will be our second point of contact, if needed for unresolved issues.

Angie explained that Associa is under new management and they are implementing a new approach in support of their communities. Going forward, Tamarack/Villas at Tamarack will be supported by a team of Associa representatives. This has been implemented and the Tamarack Board has started to see improvement in communication and resolution of resident issues/requests. Jacquie shared that Jeff, Tom and herself have been meeting with Associa regularly to improve the level of service our homeowners are receiving and communicating what is expected going forward. During those conversations, Jacquie

advised Associa that the Tamarack Board will review the service levels over the next 3 months to determine whether we will be moving forward with this partnership. When questioned about the matrix for this review, Jacquie stated that the primary concerns are the handling of Tamarack financials and the level of communication with the Tamarack residents regarding their issues/concerns/questions.

Rod Hoch is the Associa Field Service Director. He will be engaged whenever maintenance work is required by Villas owners and issues within the common areas of the community. He has already spoken directly to residents who have had recent roof damage.

Jacquie explained that the HOA Board has given Associa 3 months to improve communication and responsiveness on Requests before we start looking at other property management options.

Tamarack Financials – Jeff Rudolph

Jeff provided an update on Tamarack Financials and explained several outstanding issues had already been handled by the new Associa team in place.

Villas Financials – Kathy Palmer

- Reserves – monies were not set up to be deposited until EOY. Our expectation was that the Reserves money would be deposited monthly (~\$5300.00 per month). Bonnie is correcting the issue and will make deposits for \$10,600.00 for the next 6 months to catch up.
- Insurance – Kathy is looking into insurance payments that are due monthly but have not been paid monthly. Possible reason is there was not enough money available at the beginning of the year.
- Snow plowing – we still have about \$5000.00 left in the budget which may be needed at the end of 2026.
- HOA Dues – we are finding that HOA monthly dues are taking 2-3 weeks to post to the account when they are mailed. Please keep in mind when you are sending payments via USPS that they are due on the 1st and to allow processing time to avoid late fees.
- Friendly reminder – the Town of Cicero has a form you can fill out so you do not have to pay wastewater treatment fees on additional water use for watering lawns and gardens. Stop by the Town Hall for a copy of the form which covers June, July and August.

New Attorney – Jacquie Farr

Jacquie shared that we have moved away from Eads, Murray and Pugh and signed with KSN Legal Services. The new attorney will 'own' the collection fees instead of the Tamarack HOA.

Landscape Committee Report – Michael Scherer

Michael provided a detailed presentation of the work this committee has done to research issues and provide solutions. They have outlined short-term plans for ponds, trees and berms in common grounds. The presentation will be posted on Town Square in the Documents section.

Top priorities for short-term:

1. Villas – aerate and reseed berms, level berms and remove debris, and plant trees or other green scape.
2. Tamarack – Harley rake access area to pond 3, plus aerate and reseed. Revitalize shoreline at pond 4 including reseed and test alternatives to improve water quality and to reduce need for 3rd party landscape maintenance. Address soil erosion on other ponds. Add playground mulch.

The Landscape Committee is requesting the Board provide some funding this year and budget funds going forward in the coming years as needed.

BAM Updates & Siding Repairs – Tom Jarvis

The Board suggested holding siding repairs from string trimmers to the end of the season to save money. It seems some homes have repeated damage due to the height of the siding from the ground. Bonnie Brown said BAM is fixing quickly and felt we should leave as is for now – fixing as they occur.

Pool Updates – Jacquie Farr

Reminder – Pool Hours are 9:00am to 9:00pm, Memorial Day weekend through Labor Day weekend. Cicero Police have been called for people in the pool area after closing and for vandalism in the parking lot.

Guests are limited to 2 adults and 2 children, and the Tamarack owner must be present.

Security Cameras have been installed that cover both gate entrances, the full pool, parking and playground areas. Footage of reckless behavior, vandalism and fence-jumping will be turned over to the police.

Painting/resurfacing - Jacquie shared that Tamarack Reserves fund will be over \$70k after July 1st. The pool resurfacing cost (~\$13,000.00) will be paid from Reserves after the pool closes.

Cover for Winter – the Board is planning to install a winter cover after the pool resurfacing is complete. This will also be paid for with Reserve money. Discussions are ongoing as to where the cover will be stored in the summer. The weight of these types of covers is very heavy and may require volunteers to help move it to its summer storage location.

Pool Temperature – based on survey results, there was no consensus on temperature. Votes were:

- 80 degrees – 25 votes
- 83 degrees – 25 votes
- 85 degrees – 38 votes

There was much discussion regarding the pool temperature and whether residents could raise money to pay for the additional cost associated with a higher temperature setting. Jacquie explained it is not strictly utility cost – there is a risk of increased algae buildup and chemical use, plus it contributes to the paint peeling which has a domino effect on the filters.

Following the group discussion, it was agreed that the pool could be set to a warmer temp of 85 degrees at the beginning and end of season when the overnight temps are lower. That will help retain the water temperature. Mid-season the temp will remain set at 83 degrees.

Swim Lessons – the Board is looking into offering swimming lessons. We have posted a survey on Town Square to determine if there is enough interest to move forward. We are looking at 1-hour daily sessions held Monday through Friday to last about 2 weeks in July. Lessons will be split into age groups. A parent/guardian would need to remain in the pool area during the lessons. The cost of the lessons would be based on participation and will be the responsibility of the homeowner.

July 1st Indiana Law Updates regarding HOAs – Jacquie Farr

HB 1152 and HB 1115 go into effect July 1, 2026, and will impact HOA governance.

- Fines – the new laws will allow HOA's to fine homeowners that do not adhere to the covenants. The Board is still investigating the possibility of fines and does not expect to begin fines prior to 2027.
- A 2/3 majority will be required to update covenants or governing documents. In the past it was set a 75% majority.

- Meeting agenda post by date set at 4 days prior to meeting
- Home-based daycares must be allowed if they follow all IN laws.

Homeowner Open Questions

Discussion regarding Associa –

- Who do we contact first? Bonnie Brown is 1st point of contact via Town Square Request or phone call to main # 317.875.5600.
- What to do if Request is closed but no resolution provided? Associa sometimes closes out a Request once they have referred it internally to another department. They have committed to providing updates, however if you have a situation where they close your Request without a disposition, please open a new Request.
- What criteria will be used to evaluate Associa over the 3-month period? The Board has already seen positive results and will continue working with Associa closely. The Board also reviews Requests and will monitor responsiveness and status updates provided in Town Square,

Villas that change ownership –

- Bill Brown requested we share information regarding the M/I warranty that is still in effect on the Villas. The warranty should be transferred to the new owner when they close on the purchase. Cyndi will work with Bill, and the M/I warranty manager, Stan Brown and then publish the details on Town Square.

Next Meeting – August 19, 6:30pm at Cicero Library

Adjournment