

Taralon HOA Meeting

Taralon Clubhouse

4/24/2019

6:00pm – 7:46pm

Present – Bill Hunter, Adam Moorehead, Eryn Thorne, Jean Adcock, Angela Ackerson (arrived at 6:36pm, with prior board approval), Chris DeMelliers, including 25 +/- community members

Annual Meeting

Homeowners present sign in and proxies are turned in.

1. Approval of 2018 annual meeting minutes.
2. Scott Melton of Pahlisch Homes shared information regarding the building of the apartments with the homeowners.
 - a. Ground breaking for apartments is scheduled for mid-May 2019.
 - b. In 60-90 days, we should be seeing the structures.
 - c. The other apartment building they built, for reference, is called Trio Point, in Camas, WA.
 - d. All buildings will be secure buildings with elevators and card readers.
 - e. Concrete to be poured in late August.
 - f. Expected 16-18 total turnaround from beginning to completion.
 - g. There will be 12 parking spaces dedicated to amenities – pool/clubhouse.
 - h. Security to patrol the construction site 4-6 times per night during construction.
3. Questions for Scott:
 - a. Will you sell the property after done building?
 - Not sure yet
 - b. Are you going to hire a professional management company?
 - Will hire a nationally known management company if used as an investment.
 - c. How many parking spots for tenants?
 - 132 apartments units and 200-225 parking spaces.
 - d. Will the property be non-smoking?
 - Yes.
 - e. How will you deal with cigarette butts on Taralon property?
 - No answer. (may need to put this on the agenda for next meeting.)
 - f. What is the maximum residency?
 - 1, 2 and 3 bedrooms. Buildings with elevator walk ups don't usually see many families as tenants. Parking spot averages are 1.2-1.5 spaces per unite.
 - g. What is the expected rental price?
 - \$1,400-2,000 per month, but prices are not yet set.
 - h. Will they be part of the HOA?

- They have their own dues for amenity usage. Dues will be a flat rate and not related to the amount of people renting the units. These dues are still being negotiated with the board.
- i. Will tenants have the same access to the clubhouse and pool?
 - Yes. We might start tracking access with another card reader system, instead of the fob.
- j. Why can't the apartments build their own pool?
 - The land was purchased "as is" and they cannot alter the plans. There were never any plans for a pool and the city would have to approve a whole new plan. Also, there is not enough space available for a pool.
- k. Can the renters bring guests to the pool?
 - Yes. The same policies apply to the apartment tenants as they do to the whole Taralon neighborhood. May need to modify the guest policy if the pool gets too crowded.
- l. Will each unit pay \$80 per month?
 - We don't know yet, we're still negotiating. The Taralon \$80 per month includes other amenities that the tenants won't have access to.
- m. What happens to our property values?
 - This is unknown. The master plan for Taralon has always included apartments.
 - The board is reviewing clubhouse reservation procedures to accommodate more users.
- n. With rentals in the apartments, will rentals now be considered within Taralon?
 - No. Taralon CCR's do not allow for rental of homes.
- o. Can homes have wood burning firepits?
 - Yes. Though the CCR's state "no burning", Blue Mountain had an attorney review this and wood from a firepit does not fall into the burning category. The intention is to prevent burning of garbage, yard debris, etc.
- 4. 37 homeowners/proxy's, with 273 homes, 55 homeowners/proxies needed to meet quorum. Quorum was not met.

Annual meeting adjourned at 6:56pm

HOA Meeting

Present – Bill Hunter, Adam Moorehead, Eryn Thorne, Jean Adcock, Angela Ackerson, Chris DeMelliers, including 25 +/- community members

1. Introductions of board members
2. Election of 2 board members. Eryn Thorne and Jean Adcock's positions were open. No volunteers from the community have expressed interest. Adam nominated Eryn Thorne and Jean Adcock to remain as board members. Bill and Angela approve. Eryn Thorne and Jean Adcock will remain on the Taralon HOA Board.
3. Open discussion

- a. Discuss the use of greener chemicals within the neighborhood. The board has requested Peak use greener chemicals and we are trying to keep it affordable and not increase dues. BM got multiple bids for new landscape companies, BM will reach out to these companies, and more again, for new bids.
 - b. Reminder that the coyotes are out, and they are walking the neighborhood during daylight hours.
 - c. We recognize that Peak did not mow as contracted and compliance shouldn't cite neighbors for not mowing when our greenspaces have not been mowed. This is being addressed with Peak.
 - d. A community member has requested policies and guidelines to be printed in additional languages.
 - e. Multiple community members, and all present agreed, they would prefer stricter and enforced punishment/fines for those who do not follow the pool and clubhouse rules, instead of adding more rules.
4. Approve of previous meeting minutes, February 20, 2019.
 5. Association Financial Review
 - a. Chris Reviews Taralon financials. Due to the land sale reimbursement, the accounts are being audited so the board has not received current financials yet. Financials are typically ready for review on the 20th of each month. Chris reviewed the most current financial information.
 6. Still being discussed, a map for compliance follow ups. The board members would each be responsible for an area to make sure items of concern are followed up on, instead of all board members being responsible for the whole neighborhood. This does not only apply to homeowners; this would be for contracted vendors within the neighborhood as well.
 7. The pool is currently set to open on May 24th and is scheduled to close one week after Labor Day, the pool closure may be extended, weather dependent.
 - a. The pool area had one camera last summer, with the new security system, there are now two cameras in the pool area.
 - b. As always, the quality of the pool water will be monitored. When our pump system needed replacement last year, a new system with remote water testing was installed. Wet Kat is able to watch the water quality remotely. When apartments are built we will need to hire full time staff to monitor the water and pool area.
 - c. Wet Kat does come to the pool every day, sometimes more than once.
 - d. Suggested we post BM info near the pool in case of accidents, so residents don't have to go to Nextdoor. The board will work on this.
 8. Follow up on Executive Session:
 - a. In consideration of all the information presented to the Board regarding the Board's proposed action to impose a special assessment against a member for violations of the association's bylaws, section 12.7, regarding members' obligation to maintain the quiet enjoyment of the community, the board voted on the following matters:
 - i. Whether the member breached their obligation to maintain the quiet enjoyment of the community? VOTE 5/5 YES
 - ii. If so, should the board make a special assessment against the member for the associations legal expenses in responding to the violation? VOTE 5/5 YES

- iii. If so, should the board suspend the collection of its special assessment, as discussed, contingent upon the members future compliance with the governing documents? VOTE 5/5 YES
 - b. BM to send letter to the homeowner with decision, costs/fines will be suspended.
- 9. Community member donated dishes to the community and are available for use in the clubhouse. Please do not take dishes home and treat them well so all community members may use them.

Meeting adjourned at 7:46pm