

Taralon HOA Meeting

Virtually hosted

8/19/2020

5:00pm – 7:32pm

Present – Chris DeMellier, Bill Hunter, Adam Moorehead, Angela Ackerson, Eryn Thorne, Naomi Turrentine

1. Introductions of board members, introducing the newest board member, Naomi Turrentine.
2. Approval of previous meeting minutes.
3. Chris reviewed current financials, including a quick review of 2021 reserve study expenses, including – seal coating of hammerhead streets, bark dust throughout neighborhood, clubhouse furniture and exterior.
 - Not all fences are maintained by HOA.
 - Bridge maintenance is being addressed. The stain currently used on the bridges has not been weathering well and gets slippery when wet. Currently exploring other options/materials to better maintain the integrity of the bridges and for longer lengths of time.
 - Review current home basketball hoop allowance during pandemic.
 - Review background of chemical sprays vs organic sprays, Peak vs ProGrass. Naomi has been researching options for treating and removing the Poison Hemlock (a toxic plant) within the community. She also discussed planting additional plants within the neighborhood that will look nice as well as choke out and prevent weed growth. Our goal is to try not to use chemical sprays, especially in high traffic areas. Some sprays will be required, especially when addressing the Poison Hemlock. ProGrass will not spray without the consent and approval of the board. The board has unanimously approved the use of sprays in very limited and specific areas, with plenty of notice. The board will post notices of spraying on TownSq, mailings and A-frames.
 - HOA boards are run by a Board of Directors as voted by the homeowners. These board members are working on behalf of the homeowners.
 - Virtual meetings – The state doesn't allow for in person meetings at this time. Because we still need to be able to meet virtual meetings allow for everyone to meet safely. Virtual meetings will continue for the foreseeable future. Once the meeting limitations have been lifted, we will resume in person meetings and virtual meetings will end.
 - Electronic voting is an option. Whether electronic or other, will need 75% turnout to make changes. Electronic voting would allow for additional notices and reminders, but many safeguards must be implemented to ensure voting security.
4. Elwood apartments -
 - Each apartment pays \$17 toward HOA.

- The savings on the pool and clubhouse is approximately \$2/per apartment. Though this is a savings, there are still costs to maintaining the pool and clubhouse and the pool monitor expense will be coming in the late spring/summer. Because the pool and clubhouse are part of the community, all will pay into the maintenance of them.
 - The board has discussed the option of the apartments buying the pool and/or clubhouse and potentially adding a second one for Taralon residents only. The apartment developers do not believe they will be able to make the purchase and it's unknown if we would receive enough from the purchase to build any new amenities.
5. Landscape contract options – we cannot just test a commercial landscaper for a short period of time. All commercial landscapers will require a contract and scope of work plan that takes multiple site visits and meetings to create. The board has spent many hours discussing plans and plants. Currently waiting on scope of work from ProGrass so that we can get additional bids and be able to adequately compare.
 6. Annual meeting will be 10/21/2020 at 6pm.
 - Homeowners will receive 2 weeks notice of meetings.
 - Quorum requires presence of 68 homes.
 7. TownSq app – review use of the app, how it will help us communicate with homeowners, a central location for notices, clubhouse calendar, ARC application.
 - ATG pay – these are fees from the servicer. All businesses involved have fees. Homeowners shared tips to avoid fees or keep them low, like paying by check or making autopayments through your bank to send a check on your behalf.
 8. Open agenda-
 - 2nd pool options would raise dues for each home, many costs and time involved in getting bids and having work performed. Agree to postpone discussion until we see how the pool is utilized and handled next summer with apartment tenants and homeowners sharing the space.
 - Likely no holiday event this year, maybe 2021?
 - Pond will be receiving care from pond specialists. No spraying will be allowed around the pond, a firm has been hired to assess the pond and surrounding area.
 - This meeting was not recorded, board meetings are not recorded.
 - On street parking, HV code is no more than 72 hours. Please park completely on roadway and do not block neighbors driveways.

Meeting adjourned at 7:32pm