

Taralon HOA Meeting

Virtually hosted

10/21/2020

6:00pm – 7:00pm

Present – Chris DeMellier, Bill Hunter, Adam Moorehead, Angela Ackerson, Eryn Thorne, Naomi Turrentine, 18 +/- Members

1. Chris counts proxy's while Bill explains the quorum/proxy process
 - a. 24 proxy's received/homeowners present, quorum not met and cannot hold annual meeting.
2. Approval of August 2020 meeting minutes.
3. Chris reviews current financials/budget.
 - a. Pool was resurfaced.
 - b. In 2021, hammerhead streets throughout the neighborhood will be resurfaced and sealed.
4. Bill presents committee resolution charter for committees, including the Landscape Advisory Committee.
 - a. Charter will establish rules and guidelines for future committees.
 - i. Unanimous to approve Landscape Advisory Committee.
 - ii. Unanimous to approve Charter.
 - b. Confidentiality Agreement is being created by the HOA attorney for the board.
5. Back to financials...
 - a. Shared Use Agreement in effect for the Elwood Apartments use of neighborhood amenities – 20% of dues.
 - i. \$85/month per home
 - ii. \$26.44/month per door at apartments
 - b. The legal fees are higher than expected due to ongoing lawsuit – confidential, long process.
 - c. Wetland Management – Taralon has two ponds that require ongoing maintenance. Wetland Management company will complete a pond evaluation, clean up and perform ongoing maintenance.
6. Pool Monitor – This will cover 3 staff members and manager. Goal of pool monitor is to keep the pool, clubhouse and restrooms clean and manage occupancy.
7. Because of contributions from monthly dues from the apartments, we are able to keep HOA dues the same while adding additional items as needed.
8. Landscape proposal from ProGrass was due 10/1/2020, Chris will follow up.
9. Motion to approve 2021 draft budget, all board approved.
10. Adjournment at 7:20pm

