

# Taralon Association of Homeowners

## Board of Directors Meeting

Minutes – January 30, 2024

**Location:** Zoom

**Board Members Present:** William Hunter, Angela Ackerson, David Stark, Mona Smith

**Management Representative:** Debi Widmer Community Association Manager

### **Board Meeting Call to Order:**

Bill called the meeting to order at 5:32 PM.

### **Approval of Meeting Minutes:**

The October 24, 2023, Board Meeting minutes were unanimously approved, as written.

Bill motion to approve, David 2<sup>nd</sup>, unanimous.

### **Financial Report:**

Debi reviewed Taralon's current financial status, including our current financial statements.

Mona motion to approve, Angela 2<sup>nd</sup>, unanimous.

### **Management Report:**

A. No questions or concerns regarding compliance log or ARC log.

### **Unfinished Business:**

- **Financial Review (2022):** Bill motion to ratify the approval, Angela 2<sup>nd</sup>, unanimous.
- **Clubhouse Heat Pump/Heat Module:** Heat pump/module needed replacement at the clubhouse, vote ratified. Angela motion to approve, Mona 2<sup>nd</sup>, unanimous.
- **Clubhouse Maintenance Agreement:** Ratified vote. Bill motion to approve, Mona 2<sup>nd</sup>, unanimous.
- **Tree Removal/Replacement (Falcon):** Ratified vote. Angela motioned to approve, Bill 2<sup>nd</sup>, unanimous.

### **New Business:**

- **Board Position:** Current board opening with term ending October 2025. Time is given to meeting attendants to ask questions or share their interest in joining the Board. Bill, Angela, and Mona speak about their experiences being on the Board. No attendees have expressed interest in joining the Board.
- **Restoration Proposal (Falcon):** HOA will continue to make repairs as needed to community property. HOA will make changes in accordance with landscaper recommendations for tree care, homeowners are responsible for root issues on homeowner side of the fence. Bill made a motion to deny the Owners request, David 2<sup>nd</sup>, unanimously denied.

- **Pool Security:** Debi received multiple bids for pool security for summer pool season 2024. Board members have reviewed the bids and voted to work with First Response Security. Bill motioned to approve, Angela 2<sup>nd</sup>, unanimous.
- **Reserve Item – Cedar Chips:** Approve to receive bids for review.
- **Reserve Item – Curb Painting:** Table for now, revisit in the future.
- **Board Meeting:** Scheduled for April 30, 2024, at 5:30pm.
- **Other New Business:** The pool needs new coping stones and other repairs due to safety concerns. Old pool cover tracks need to be removed and the auto pool cover mechanism needs to be removed. Pool plaster to be repaired and replaced as needed. Wet Kat will perform post plaster pool aftercare. Bill and David will work with Wet Kat to lead the aftercare procedures for two weekends following repairs, if needed. Aftercare must be performed to ensure the longevity of the pool surfaces and equipment. Debi will ask Valentin (Custom Pools and Spas) if moving the score line will help reduce the need for future plaster repairs. Last resurface of pool was completed 2/25/2020. Board to determine direction of repairs after receiving answers to follow up questions.
- Neighborhood child has kicked in the bottom of an HOA fence. Board approves notice to homeowner to pay for the property destruction and vandalism caused by their child. Mona made a motion to approve, Angela 2<sup>nd</sup>, unanimous.

#### **Homeowners Forum:**

- Homeowner inquiries about the health of trees, does PLM do regular health inspections? If homeowners have questions regarding specific trees, send pictures and information to Debi to follow up with PLM and arborists.
- Homeowner has questions regarding renting the clubhouse. He said he has a difficult time reserving the clubhouse due to insurance requirements. He asked how many homeowners have been able to reserve the clubhouse, while numbers are not available, confirmed that the clubhouse is getting reserved on a regular basis and it is not the same few homeowners. Homeowners can get independent insurance through GEICO (Markel American Insurance) for \$100 per event or \$175 with alcohol.
- New homeowner is having a difficult time logging into the portal and homeowner resources. Homeowner encouraged to email Debi and she will assist.
- Homeowners are asked to keep Homeowner Forum questions to 1-2 minutes, and this was clarified – Homeowners are given 1-2 minutes to present their question or concern, discussions will be decided by the Board or tabled for another meeting.

#### **Adjournment:**

Angela motioned to adjourn the Board meeting, Mona 2<sup>nd</sup>, unanimous approval to adjourn at 7:47 PM.