

Taralon Residential Community Association

Board of Directors Meeting

Minutes – April 30, 2024

Location: Zoom

Board Members Present: William Hunter, Angela Ackerson, David Stark, Mona Smith
Angela Ackerson arrived to meeting at 533pm.

Management Representative: Debi Widmer, Senior Community Association Manager

Board Meeting Call to Order:

Bill called the meeting to order at 5:31 PM.

Approval of Meeting Minutes:

The April 30, 2024, Board Meeting minutes were unanimously approved, as written.

Bill motioned to approve, David 2nd, unanimous approval.

Financial Report:

Debi reviewed Taralons current financial status, including the march 2024 financial statements.

David motioned to approve, Bill 2nd, unanimous approval.

Management Report:

- A. No questions or concerns regarding compliance log or ARC log.
- B. **Homeowner Communication:** Homeowner with fence along 157th/Sunnyside is unhappy with the necessary tree pruning because they feel it diminishes privacy. Unsure the height of the existing fence/structure or the property line in question. Angela will visit the property to review and will report to the Board.

Unfinished Business:

- A. **Reserve Item – Cedar Chips** - Angela motion to approve, Bill 2nd, unanimous approval.
- B. **Tree Pruning – 157th & Sunnyside and Falcon Ave:** Ratified vote. Bill motion to approve, Angela 2nd, unanimous approval.
- C. **Fence Repairs:** Ratified vote. Mona motion to approve, Angela 2nd, unanimous approval.
- D. **Pool Repairs:** Ratified vote. David motion to approve, Bill 2nd, unanimous approval.
- E. **Pool Sign-In Sheets:** Making changes to needed information on the pool sign-in sheets for 2024. Add how many guests are with the resident. Guest is defined as someone who is not living at resident address. Discussion to determine needed information. Angela will email previous years sign-in sheet to Mona who will make new sheets for 2024.

New Business:

- A. **Board Position:** Current board opening with term ending October 2025. Time is given to meeting attendants to ask questions or share interest in joining the board. If anyone is interested, please reach out to Debi at The Management Trust.
- B. **Financial Review (2023):** Mona motion to approve, Angela 2nd, unanimous approval. Angela will sign and return it to The Management Trust.

- C. Clubhouse Moss & Gutter Cleaning:** Angela motion to approve, Bill 2nd, unanimous approval.
- D. Community Fence Stain:** Angela motion to approve, Bill 2nd, unanimous approval.
- E. Trex Bridge Repairs:** Two bids received, Mona motion to approve bid by HomeMasters, Angela 2nd, unanimous approval.
- F. Drainage at Nightingale and Falcon:** Angela motion to approve, Mona 2nd, unanimous approval.
- G. Clubhouse Drainage – Dry Riverbed:** Angela motion to approve, Bill 2nd, unanimous approval.
- H. Reserve Item – Irrigation Controller:** New irrigation controller recommended by landscaping company, options are cellular or standard. Cellular offers option to turn off remotely without landscapers needing to visit the property. Board has additional questions, Debi to get more information and provide to the board. Table discussion until after receiving more information.
- I. Clubhouse Entry – Plant Refresh:** Bill motion to approve, Angela 2nd, unanimous approval.
- J. Annual Meeting:** Scheduled for August 13, 2024, at 5:30pm, sign in beginning at 5:15pm and call to order at 5:30pm.
- K. Other New Business:** The dog park gate has been repaired.

Homeowners Forum:

- A.** Homeowner requests the pickleball lines be repainted. Board unanimously approves the pickleball lines and basketball lines be repainted. Debi will get bids for the Board.
- B.** Do solar panels require an ARC to be submitted? Yes.
- C.** More discussion regarding the pool sign-in sheets. Agreed that the phone number and signature will be removed from the sign-in sheets.

Adjournment:

David motioned to adjourn, Angela 2nd, the board meeting was adjourned at 7:13 PM.