

Taralon Association of Homeowners

Board of Directors Meeting

Minutes – October 29, 2024

Location: Zoom

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

Management Representative: Debi Widmer, CMCA, Senior Community Association Manager

Board Meeting Call to Order:

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

Approval of Meeting Minutes:

The August 13, 2024, Board Meeting minutes were unanimously approved, as written. Bill motion, Eryn 2nd, unanimous.

Financial Report:

Debi reviewed Taralons current financial status, including the September 2024 financial statements. David motioned, Bill 2nd, unanimous.

Management Report:

- A. No questions or concerns regarding compliance log or ARC log.
- B. **Homeowner Communication:** Homeowner who has a current, unapproved, rental in Taralon addressed the board to ask for a 15-day extension due to the tenant's new rental home not being available until 11/10/2024 but the owner request to have an extension until 11.15.2024 to allow the Tenant a couple of days to clean the unit after vacating. David motioned to approve the extension to 11.15.2024, Bill 2nd, unanimous approval. Any updates need to be provided to Management promptly.

Unfinished Business:

- A. **Pool Closure Items:** Bill compiled a list of needs for the pool and storage room prior to 2025 pool season. Angela motion to approve management to address, David 2nd, unanimous approval.
- B. **Nature Area/Neighboring Community:** Members of the neighboring community have expressed concern regarding the trees and invasive ground covers on Taralon natural area. Angela met with PLM to discuss options and needs; PLM provided a bid to clean up the area. Bill motion to approve the bid from PLM for clean-up, David 2nd, unanimous approval.
- C. **Tree Removals:**
 - a. Two trees need to be removed in Taralon natural area. One tree is dead and will damage property if it falls, one tree is an invasive holly tree and it's suffocating a large sequoia tree. To prevent the sequoia from dying, we need to have the Holly removed. Two bids were received, PLM and Monarch Arborist, Bill motions, David 2nd, unanimous vote to approve the Monarch bid.

- b. Additional dead trees Arroyo Willow (Nightingale), Angela motions to approve the Monarch Arborist bid, Mona 2nd, unanimous vote to remove dead trees to prevent damage to property.
- c. Additional dead tree Douglas Fir (Nightingale), Bill motions to approve the Monarch Arborist bid, Angela 2nd, unanimous vote to remove dead tree to prevent damage to surrounding property. Debi to have Monarch review health of neighboring tree.
- d. Six additional dead trees along 157th Ave need to be removed. David motioned to approve the Monarch Arborist bid, Bill 2nd, unanimous vote to approve. Will revisit later if new trees are planted in their place.
- e. Oversized roots from HOA community trees (Nuthatch Ln. and Falcon Ave.), are threatening to damage property, bid for root barriers will stop the roots in place to prevent damage. Angela motioned to approve the Monarch Arborist bid, Bill 2nd, unanimous approval.
- f. Trees along gravel path near natural area has fallen over, completely closing the path near Falcon Court. Angela visited the area and discovered two more similar trees she recommends be removed before they too cause damage. Bill motioned to approve that Monarch Arborist address this area, Angela 2nd, unanimous approval.

New Business:

- A. 2025 Pool Security:** Bid for pool security reviewed. Bill motioned to approve the contract for First response, Angela 2nd, unanimous approval for First Response Security for 2025 pool season.
- B. Stormwater Facilities Maintenance Contract:** Stormwater Pond in Taralon requires annual maintenance. Bill motioned to approve Olson Environmental for the 2025 & 2026 maintenance, David 2nd, unanimous approval for continuing service with current provider.
- C. 2025 Budget:** Items of discussion –
 - a. Corporate Transparency Act (CTA) – This is a new Federal requirement. David motioned to have TMT handle and facilitate the CTA on the Boards behalf to ensure Taralon complies, Bill 2nd, unanimous approval to opt-in.
 - b. Reserve Study contract – Contract renewal locks in rate for 3 years. Bill motioned to approve TMT to do the reserves Studies for 2026, 2027 & 2028, Angela 2nd, unanimous approval.
 - c. The proposed 2025 budget approved with no changes, rate increase to \$115 per month per Owner. Bill motioned to approve, Angela 2nd, unanimous approval.
- D. Nutsedge Treatment:** PLM recommends treating this invasive weed in the fall and spring, and 2-3 times per year as necessary. Bill motion to approve, David 2nd, unanimous approval.
- E. Corporate Transparency Act:** Discussed previously (C above)
- F. Damaged Common Area Fence:** Five children were witnessed and photographed purposely damaging community property, a common area fence, which they broke. Three of the families live in Taralon and an attempt to contact them was made. Damage to common area property is unacceptable and the Board agreed that the parties who damaged the property should have to pay to have the property repaired. There were five children involved in the damaging of the property, the three Taralon residents will be billed for 1/5 of the total invoice which is \$190.00 to be billed to the three owners accounts. Angela motioned to approve billing the three Taralon Residents the \$190.00, Mona 2nd, unanimous approval.

Homeowners Forum:

- A. The homeowner wanted clarification on why Taralon does not allow rentals (full or partial home) and how it could be changed – The Community Governing Documents were written by the Developer which were recorded with the State. To change any rules in the CCR's, it would require a majority vote of the neighborhood, plus all attorney fees.
- B. If HOA accounts are not up to date, fobs will be suspended after 30 days of nonpayment and will remain suspended until account is current.

Back to New Business:

- G. **Board Meeting:** Next board meeting is scheduled for January 28, 2025, at 5:30pm.

Adjournment:

Bill motioned to adjourn, David 2nd, the board meeting adjourned at 7:42 PM.