

Taralon Residential Community Association

Board of Directors Meeting Minutes

January 28, 2025

Location: Zoom

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

Management Representative: Debi Widmer, Senior Community Association Manager (The Management Trust)

Board Meeting Call to Order:

Bill called the meeting to order at 5:34 PM.

Approval of Meeting Minutes:

The October 29, 2024, Board Meeting minutes were unanimously approved, as written. Eryn motion, Bill 2nd, unanimous approval.

Financial Report:

Debi reviewed Taralon's December 2024 Financial Statement. David motion to approve, Bill 2nd, unanimous approval.

Unfinished Business:

n/a

New Business:

- A. Reserve Item – Mailbox Cleaning:** Approve to be done with the pool power washing in the spring. Bill motioned to approve, David 2nd, unanimous approval.
- B. Reserve Item – Bark Dust:** Angela motioned to approve the proposal from PLM, Bill 2nd, unanimous approval.
- C. Reserve Item – Curb Painting:** Board reviewed bids for neighborhood curb painting. Bill motioned to approve the Certa-Pro bid, Eryn 2nd, unanimous approval. Angela will reach out to the city to inquire about the removal of a handicap parking space at the clubhouse. Taralon owns 10 parking spaces around the clubhouse, one being a handicap space. The Board learned anyone can park in a handicap space, not just Taralon residents and this reduces the amount of parking available to Taralon residents. If we can remove the handicap space, Certa-Pro will change the parking space from painted handicap to Taralon resident parking space.
- D. Tree Pruning 3 Year Plan:** David motioned to approve the 3-year plan from Monarch, Bill 2nd, unanimous approval.
- E. Homeowner Communication:**
 - a. Potential buyer into Taralon reviewed the CCR's and is requesting approval to own 3 cats. CCR's state no home may have more than 2 pets without board approval. The potential buyer's cats are to be indoors only and will have no impact on other homeowners. Angela motioned to approve, Bill 2nd, unanimous approval.

- b. Homeowners (Acct#52433198339) would like approval to rent home. They are currently pending sale but would like an approval in case it falls through. The board denied making a “what if” decision but agrees to make every effort to promptly revisit this discussion if the home sale fails through.
- c. The parents of three neighborhood children addressed the Board regarding the damage to an HOA fence caused by the children. The parents believe the children were falsely accused of causing the damage. Angela previously spoke with the witness and police officer. After a long discussion regarding the damaged fence, the Board unanimously agrees to enforce previous decision – five children involved, the three neighborhood families will each be responsible for 1/5 of the cost of repairs.

F. Board Meeting: Next Board meeting is scheduled for Tuesday, April 15, 2025, at 5:30pm via Zoom.

Homeowners Forum:

- A. If any homeowner wants to request a fee waiver, the request can be made by visiting the web portal.
- B. Homeowner would like to have brown space on Falcon cleaned up, looks better and removes fuels for fire safety. Homeowner would also like to learn more about fire safety in the neighborhood and volunteers to work with the city to create safer spaces. Angela has a contact in fire safety at the city and will connect them.

Adjournment:

Bill motioned to adjourn the board meeting, David 2nd, unanimously approved. Meeting adjourned at 6:59pm.