

Taralon Residential Community Association

Board of Directors Meeting

Minutes – April 15, 2025

Location: Zoom

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

Management Representative: Debi Widmer, Senior Community Association Manager

Board Meeting Call to Order:

Bill called the board meeting to order at 5:33 PM.

Approval of Meeting Minutes:

The January 28, 2025, Board Meeting minutes were unanimously approved, as written. Bill motion, David 2nd, unanimous.

Financial Report:

Debi reviewed Taralon's current financial status, including our current financial statements. Eryn motion, Bill 2nd, unanimous.

Management Report:

- A. No questions or concerns regarding compliance log or ARC log.
- B. No questions or concerns regarding ARC's.

Unfinished Business:

- A. **Pool Items** – Items needed for the pool restrooms and office/storage area. Angela will verify the correct mat size needed and will order different mats than those provided by Associa if needed. All other items remain as stated in board packet. Angela motions, David 2nd, unanimous.
- B. **Pool Board Calendar** – The county requires our pool levels be tested twice daily. This responsibility has been taken care of by Bill alone, beginning this year, David will create a Google Doc/Calendar and all board members will sign up to be responsible for various dates/weeks throughout the summer.
- C. **Monument Light Fixtures** – The monument light fixtures need to be replaced. The bid is for three lights and an electrician, the board would like the bid to break down better before deciding. Board chooses to table this discussion and bid at this time and revisit at a future board meeting.
- D. **Reserve Item – Curb Painting** – This will be completed June/July 2025.
- E. **Clubhouse Refrigerator** – Clubhouse refrigerator was not in working order. Due to many clubhouse reservations and the need for a working refrigerator, the board approved for a new refrigerator to be purchased and installed. Ratified motion to approve, Angela motion, Eryn 2nd, unanimous.
- F. **Clubhouse Table/Coat Rack** – The current table in the front "office" at the clubhouse is broken and the chairs are wobbly. This room is typically used as a closet type of room. It's at the entrance, guests tend to place coats and bags in this room. Angela recommends a new

table, coat racks and a cubby type of bench to place items in and on. This will make better use of the space and for less than half the cost of replacing the table alone. Like for like replacement table (not including chairs or labor) is \$2,000. Angela can order all the items and have them delivered to her house; she will take to the clubhouse for less than \$1,000. Bill motions, Mona 2nd, unanimous.

New Business:

- A. Pool Deck/Concrete Power Washing** – Power washing pool deck and around clubhouse prior to pool opening. Angela motion, Bill 2nd, unanimous.
- B. Metro Access Main Board Replacement** – It's time for the main board of the security system to be upgraded, use of equipment will not be supported by the end of 2025 without updates. Angela motion, Bill 2nd, unanimous. Angela asks if Metro can check on the security of one clubhouse door that does not seem to be catching and locking each time it's closed.
- C. Chafer Beetle Treatment** – Currently, there is no evidence of the Chafer Beetle in our neighborhood. The board will ask PLM to continue to monitor and if beetle is evident, board will review at that time. Eryn motion, Mona 2nd, unanimous.
- D. Drainage Issues** – There are some major drainage issues in the greenspace behind Taralon, along the sidewalk walkway. Water and mud are filling the irrigation boxes and damaging expensive equipment. There are "creeks" being formed by the rainwater and none of it is draining into the stormwater drains. PLM suggests re-grading the area and routing the water to the proper area. Debi will discuss this with the Reserve Analyst to see what could be covered by reserves. Bill motions, Angela 2nd, unanimous.
- E. Wildfire Risk Prevention** – Angela received an email stating Taralon was approved for an impressive grant to help reduce wildfire risk to our community. The grant includes invasive species removal, trimming and clearing of natural areas, and more. This grant and all work required, will be at no cost to the association. All items will be paid for by grants and all aspects of the work will be managed by the Chair of the Happy Valley Traffic and Public Safety Committee.
- F. Fence Repairs/Staining** – Angela and Cesar with NW Outdoor Solutions walked the community, inspecting every fence and post, determining which association fences need repair and staining. There are many repairs needed and it's recommended we phase the work in order of importance to be completed in 2025 and 2026. Bill motion, David 2nd, unanimous.
- G. Annual/Board Meeting** – Next board meeting is scheduled for July 29, 2025, at 5:30pm.
- H. Other new business:**
 - a. Entry Flower Baskets** – In order to keep our neighborhood entry baskets looking good all summer, the association must hire a company to maintain them weekly. The only bid received at this time is \$1,500 for the summer and \$439 for the baskets. It was not unanimous, and we agreed to try it for one year and revisit again when time to review the budget. Bill will research additional companies to try to get additional bids. Bill motion, Mona 2nd, passes with a majority vote. David opposed.

Homeowners Forum:

- A.** A homeowner was unhappy that they paid for a new fence prior to learning the fence is an association owned fence. It was explained to the homeowner that fence repairs would have been completed if it was in need, but the fence extension and retaining wall are not association expenses and would not have been paid for by the association. All association documents can be found on the portal.

B. Pool season will be May 23rd until September 14th.

Adjournment:

Motioned to adjourn the board meeting at 8:08 PM. David motion, Bill 2nd, unanimous