

*Tallman*  
OWNERS ASSOCIATION

**TALLMAN OWNERS ASSOCIATION**  
BOARD OF DIRECTORS MEETING  
MONDAY, APRIL 29, 2024 4:00 P.M.  
**MINUTES**

**DATE & TIME:**

The Tallman Owners Association Board of Directors meeting was held on Monday, April 29, 2024, via Zoom video conference.

**CALL TO ORDER:**

Quorum was established and the meeting was called to order by Sara Dieringer at 4:02 p.m.

**MEMBERS PRESENT:**

Board members present were President, Sara Dieringer, Vice President, Bryan Conway, and Director, Adam Paschal. Also present was Community Manager, Lucie Stuchlikova with Teleos Management Group. Several owners were also present.

**APPROVAL OF MINUTES:**

A motion was made by Sara Dieringer to approve the August 8, 2023, meeting minutes as written. The motion was seconded by Bryan Conway and carried by unanimous consent.

**FINANCIAL REPORT:**

The Board reviewed the 1<sup>st</sup> Quarter financial report as of March 31, 2024. Total assets reported as of March 31, 2024, were \$106,889. Total operating income as of March 31, 2024, was \$28,005. A motion was made by Adam Paschal to accept the 1<sup>st</sup> Quarter financials. The motion was seconded by Sara Dieringer and carried by unanimous consent.

**OLD BUSINESS:**

- A) Trail Update-** The Board stated the trail was complete, however, owners stated there was construction material left in the newer sections of the trail. Additional improvements were discussed.
- B) Dog Waste Stations-** The dog waste stations have yet to be installed. The Board directed Manager to see how many stations can be installed according to the budget, as this item was budgeted for.
- C) Amendment to Design Duidelines-** Previously, the Board discussed the need to amend the Design Guidelines as there are some discrepancies concerning fences and maintenance thereof. An overall review and update is needed. The Board will set up a special meeting to specifically discuss the design guidelines.

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## **NEW BUSINESS:**

- A) Corporate Transparency Act (CTA)-** The Manager briefly explained that the CTA is a federal statute that became effective on January 1, 2024, that requires qualified reporting companies, including homeowners associations, to file beneficial ownership reports with the U.S. Department of the Treasury. In order to comply, the Association must file its initial report with FinCEN (Financial Crimes Enforcement Network) by January 1, 2025. This topic will remain on the agenda under "New Business" until the initial report is filed.
- B) Future Board Meeting Dates-** The 2024 Tallman Board of Directors meetings are scheduled for the following dates:

Wednesday, June 26<sup>th</sup> at 4:30 p.m.  
Wednesday, August 28<sup>th</sup> at 4:30 p.m.  
Wednesday, October 23<sup>rd</sup> at 4:00 p.m. (Budget Meeting)  
Thursday, December 5<sup>th</sup> at 5:30 p.m. (Annual & Budget Ratification)

## **HOMEOWNER FORUM:**

- 1) Homeowners expressed their concerns regarding equine traffic on certain areas of the Association's trails by a neighboring HOA. The Community Manager will look into the costs of getting signs that state, "No Equestrian or Motorized Traffic".
- 2) Waste Management has not been consistent in picking up recycling. The Community Manager will call Waste Management to report this issue.
- 3) There are a couple street drains that are clogging up with building/construction material following a storm. Board Member, Bryan Conway with Cardel Homes informed owners that by law, Cardel Homes has up to 72 hours post storm to clean up debris.

## **NEXT MEETING:**

The next meeting of the Board of Directors will be held on Wednesday, June 26, 2024 at 4:30 p.m., via Zoom.

## **ADJOURNMENT:**

With no further business to come before the Board, the Tallman Owners Association Board of Directors meeting was adjourned at 5:02 p.m.

Respectfully Submitted by:

*Lucie Stuchlikova*

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Lucie Stuchlikova  
Community Manager

DocuSigned by:  
Approved by:

*Sara Dieringer*

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Sara Dieringer  
Board President