

TALLMAN OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES

SEPTEMBER 9, 2022

SUBJECT TO BOARD APPROVAL
CALL TO ORDER

The meeting was called to order at 4:00 p.m. Board Members in attendance was Steve Ihme, Sara Dieringer and Bryan Conway. In attendance from MSI, LLC was Megan Blanchette.

OPEN FORUM

Mr. and Mrs. Paschal brought up concerns of speeding in the community. They also have concerns with large trucks moving dirt in and around new homes that are speeding. They report they have notified Douglas County Sherriff's office numerous times.

Douglas County will be doing a survey with an engineer and placing a speed trailer in the community at some point.

Question to having a potential pet waist station being installed.

APPROVAL OF MEETING MINUTES

The June 7, 2022 minutes were not included and will need to be recreated.

APPROVAL OF AGENDA

The agenda was approved with no changes.

MANAGER'S UPDATE

Financials and Delinquencies – The Board was sent the August 31, 2022 financials for review. No questions were discussed.

Violation Log – The violation log was discussed and asked if MSI would pursue large weeds on properties.

Architectural Log – There are currently 2 open requests with the architect.

Project Calendar – The 2022 project calendar was not discussed.

OLD BUSINESS

➤ Item: Apiary Amendment

- Discussion: The Board asked when we can get another Apiary Amendment out again to the neighborhood and hopefully get all the votes back that are needed.
- Board Decision: No decision needed at this time.
- Action: MSI will discuss timing with the Board and then get the Amendment prepped for mailing.

NEW BUSINESS

- Item: 2022-2023 Grounds Contract
 - Discussion: The Board was informed that two companies provided bids for grounds maintenance and snow removal for 2022-2023. Those contactors were ColoradoScapes and the current provider, All In One.
 - Board Decision: The Board requested for more bids. Sara was notified and asked if she could offer more contractor options in the area.
 - Action: MSI will reach out for more bids with guidance from Sara.
- Front Entrance Lighting/Irrigation Update
 - Discussion: MSI discussed that the electrical meter to be installed at the front entrance has been a struggle as the location of the meter is on Metro District land and requires a drawing plan and permitting and so on. We have an electrician working with the CORE representative in order to try and get this done.
 - Board Decision: No decision needed at this time.
 - Action: MSI will continue to follow up with the contractors involved.

EMAIL RATIFICATIONS

Approved: Waste Management Renewal 9/1/22

NEXT MEETING DATE, TIME & LOCATION

Annual/Budget Ratification Meeting TBD via Zoom

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 4:30 p.m.