

Tallman

OWNERS ASSOCIATION

TALLMAN OWNERS ASSOCIATION **ANNUAL MEETING** Wednesday, December 18, 2023 5:00 p.m. **MINUTES**

DATE AND TIME:

The Tallman Owners Association, Inc. Annual Meeting was held on Wednesday, December 18, 2023, via video conference.

CALL TO ORDER:

Board Members present were Sara Dieringer, Cardel Homes and homeowner, Adam Paschal. Also present were Community Manager's Angela Elliott and Lucie Stuchlikova with Teleos Management Group. The meeting was called to order by Angela Elliott at 5:03 p.m.

PROOF OF NOTICE AND ESTABLISHMENT OF QUORUM:

Community Manager, Lucie Stuchlikova, disclosed that proper notice of Annual Meeting was sent to homeowners in accordance with the Association's Bylaws. With twenty two (22) homeowners present, it was determined that the quorum requirements had been met.

APPROVAL OF NOVEMBER 1, 2022, MINUTES:

Following review, a motion was made by Sara Dieringer to approve the November 1, 2022, Annual Meeting Minutes as presented. The motion was seconded by Adam Paschal and carried by unanimous consent.

ACCEPTANCE OF 3rd QUARTER FINANCIALS:

The 3rd Quarter financial report was presented to the homeowners. Following a brief discussion, a motion was made by Sara Dieringer to accept the 3rd Quarter financials. The motion was seconded by Adam Paschal and carried by unanimous consent.

OLD BUSINESS:

None.

NEW BUSINESS:

- A. RATIFY 2024 BUDGET:** Community Manager, Angela Elliott, discussed the Board approved 2024 proposed budget. Following discussion, a motion was made by Sara Dieringer to ratify the 2024 proposed budget. The motion was seconded by Adam Paschal and carried by unanimous consent.

- B. RATIFY ELECTRIC VEHICLE CHARGING STATION POLICY:** Following discussion, a motion was made by Sara Dieringer to ratify the Community's Electric Vehicle Charging Station Policy. The motion was seconded by Adam Paschal and carried by unanimous consent.

- C. RATIFY XERISCAPE/DROUGHT TOLERANT LANDSCAPE POLICY:** Following discussion, a motion was made by Sara Dieringer to ratify the

Community's Xeriscape/Drought Tolerant Landscape Policy. The motion was seconded by Adam Paschal and carried by unanimous consent.

D. ADOPTION OF UPDATED COVENANT AND RULE ENFORCEMENT

POLICY: A motion was made by Sara Dieringer to approve the Community's updated Covenant and Enforcement Policy. The motion was seconded by Adam Paschal and carried by unanimous consent.

RESIDENTS FORUM:

Homeowners briefly discussed concerns regarding speeding throughout the Community. Adam Paschal urged owners to continue reporting speeding issues to the Parker Police Department.

Enforcement of the Rules and Regulations of the Community were also discussed. Community Manager, Lucie Stuchlikova, informed owners that routine monthly inspections will be conducted and violations will be enforced accordingly.

ADJOURNMENT:

With no further business to come before the Membership, the Annual Meeting of the Tallman Owners Association was adjourned at 5:53 p.m.

Respectfully Submitted by:

Approved by:

Lucie Stuchlikova, Community Manager

Sara Dieringer, Board President