

# RECORD OF PROCEEDINGS

## SPECIAL MEETING OF THE BOARD OF DIRECTORS OF TALLMAN OWNERS' ASSOCIATION, INC.

**Held:** Tuesday August 8, 2023, via Zoom meeting

### **ATTENDANCE:**

A special meeting of the Board of Directors of Tallman Owners Association, Inc., Douglas County, Colorado was called and held as shown above and in accordance with the applicable statutes of the State of Colorado, with the following directors present and acting:

Sara Dieringer	(by videoconference)
Adam Paschal	(by videoconference)
Bryan Conway	(by videoconference)

Also present by videoconference/phone: Angela Elliott, Giovanni Tarallo, Community Managers and Marlene Pappas, meeting host, Teleos Management Group; and members of the public.

### **I. ADMINISTRATIVE MATTERS:**

#### **A. Call to Order:**

The Board noted that a quorum was present for the purpose of conducting a meeting of the Board of Directors of Tallman Owners Association, Inc., and the meeting was called to order at 5:02 p.m.

#### **B. Establishment of Quorum:**

A quorum for the board meeting was established.

#### **C. Review and Approve Minutes of the May 15, 2023, Board Meeting:**

The Board reviewed the minutes of the May 15, 2023, Board Meeting held by the Board of Directors.

Following discussion and upon motion duly made by Director Dieringer, seconded by Director Paschal, upon vote and unanimously carried, the Board approved the minutes, of the board meeting held on May 15, 2023.

#### **V. Acceptance of 2nd Quarter 2023 Financials**

The Board reviewed the 2nd quarter 2023 financials prepared by Teleos Management, with a balance of \$64,552.14 in the operating account. In July 2023 Teleos moved \$40,000 to the reserves account. (Increase of approximately \$16K). Manager walked the board through expense line items and discussing \$12000 went to CORE for electrical across Two Rivers and Merryvale for sign, however line needs to be brought another 250 feet to the monument sign.

Following discussion, upon a motion made by Director Dieringer, seconded by Director Paschal, upon vote and unanimously carried, the Board accepted the 2nd quarter 2023 financials.

## VII. Director Matters

### A. Update on new trail:

Director Dieringer discussed that a refined trail should be installed when the development work is complete. Plan is to complete this year weather permitting. Further discussion followed on dog stations/benches.

The Board directed Management to look for \$1800 to spend from budget on dog stations.

### B. Amendment to Design Guidelines

Discussion followed on amending the design guidelines, no mention of artificial turf and no consistency in guidelines for Joyce Hems versus other part of community not built by Joyce Homes. The Board will discuss areas to be amended at the budget workshop.

### C. Monument Sign update

Working on monument sign for the entrance by the bridge area. Cardel Homes stated Douglas County did not allow a permanent monument sign before so the new designs will have to be presented to the county for approval to match the existing Tallman monument sign.

## V. New Business/Management Matters

### A. Update on website: [www.tallmanownersassociation.com](http://www.tallmanownersassociation.com).

Manager Elliott discussed the website is completed for the basics.

### B. Update on entrance lighting:

Manager Elliott discussed the CORE portion of the lighting had been completed and now the next item is to bring the electric up to the monument sign.

### C. Approval of Parker Electric bid to bring electrical 250 feet

Following discussion, upon motion duly made by Director Paschal, seconded by Director Dieringer, upon vote and unanimously carried, the Board approved the Parker Electric bid of \$11,545.

### D. Consider adoption of Resolution regarding Xeriscaping Policy – Tabled

### E. Consider adoption of Resolution regarding EV Charging Systems - Tabled

### F. Next Meeting and Annual

Management will poll the board for a workshop on the budget and schedule the annual meeting for the association.

## **IX OTHER BUSINESS**

### Development Update

Director Dieringer discussed the model home and sales center. Open house will be held in September.

Discussion followed on timeframe for completion of landscaping and violation letters not received.

### **X. PUBLIC COMMENT**

Homeowner Brennan discussed the expansion of Hilltop Road and if the Association has plans to mitigate the traffic.

Discussion followed on old mailboxes being removed and the weeds on the trail system need to be removed.

### **XI. ADJOURNMENT**

There being no further business to come before the Board of Directors at this time, upon motion duly made, seconded, and unanimously carried, the meeting was adjourned at 6:20 p.m.

Approved by:

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Sara Dieringer  
Board President