

Tallman

OWNERS ASSOCIATION

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BOARD OF DIRECTORS MEETING

WEDNESDAY, JUNE 26, 2024 4:30 P.M.

MINUTES

DATE & TIME:

The Tallman Owners Association Board of Directors meeting was held on Wednesday, June 26, 2024, via Zoom video conference.

CALL TO ORDER:

Quorum was established and the meeting was called to order by Sara Dieringer at 4:30 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) April 29, 2024-** A motion was made by Sara Dieringer to approve the April 29, 2024, meeting minutes as written. The motion was seconded by Adam Paschal and carried by unanimous consent.
- B) April 30, 2024-** A motion was made by Sara Dieringer to approve the Executive Session meeting minutes of April 30, 2024. The motion was seconded by Adam Paschal and carried by unanimous consent.

FINANCIAL REPORT:

The Board reviewed the balance sheet and income statement as of June 30, 2024. Total operating cash as of June 30, 2024, was \$90,962. Total reserves are \$44,786. Total cash reported as of June 30, 2024, was \$135,749. A motion was made by Sara Dieringer to accept the balance sheet and income statement as of June 30, 2024. The motion was seconded by Bryan Conway and carried by unanimous consent.

OLD BUISNESS:

- A) Trail System-**
 - 1.** The trail on the south side of the community needs to be reconstructed. There is \$25,000 available in the 2024 budget to have this completed. Bryan Conway will help find a company to perform the work.
 - 2.** The weeds on the north side trail need to be sprayed/removed and mowed along the sides. The Community Manager will direct the landscaper to get this completed.
 - 3.** There is still black fencing construction material that needs to be removed from the trail at Blossom Hill Lane. Bryan Conway will address this to make the trail more accessible.

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4. "No Equestrian Traffic" Signs- One has already been ordered, however, owners have advised that additional signs should be installed at each entry and exit point of the trail; about seven (7) signs total. Manager will send purchase order to Board for approval.
5. Pet Waste Stations- one has been ordered. The Board advised there should be about four (4) pet waste stations total. Manager will add additional stations to online shopping cart and send purchase order to the Board for approval.

- B) Corporate Transparency Act (CTA)-** This topic will remain on the agenda until the initial report is filed with FinCen.

NEW BUSINESS:

- A) Altitude Law Collection Policy Update-** A motion was made by Sara Dieringer to approve Altitude Law in updating the Association's Collection Policy in the amount of \$225 following new laws passed in the 2024 legislative session. The motion was seconded by Adam Paschal and carried by unanimous consent.
- B) Missing Policies (Conflict of Interest Policy, Conduct of Meetings Policy and Records Inspection Policy)-** Manager informed the Board that the Association does not have the above mentioned policies in place as required by CCIOA. Manager will request a proposal from Altitude Law to have these drafted.
- C) Appointment and Election of Directors During Declarant Control Period-** Manager informed the Board that there are fifty-two (52) units still owned by Cardel Homes. Sixty-six (66) homes have been conveyed to the Association. Per the Association's Bylaws, a second homeowner may be appointed to the Board. The Community Manager will send out a Call for Candidates and provide a Board Member Interest form to be completed by owners interested in serving on the Board of Directors.
- D) Landscape Maintenance Proposal-** The Landscape Maintenance proposal from The Yard Guys is pending. Manager will send to Board for review once received.
- E) Trail Maintenance Committee-** Following discussion, a motion was made by Sara Dieringer to form a Trail Maintenance Committee. The motion was seconded by Bryan Conway and carried by unanimous consent.

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Committee volunteers are: Amanda Paschal, Laurie Boshart and Colleen Currie. Manager requested permission to exchange contact info with Committee members. Permission granted and manager will send email.

HOMEOWNER FORUM:

- A)** Owners discussed the trail maintenance system as described under "Old Business".

- B)** Also discussed was the ongoing issue with speeding in the community. Owners should call (303) 660-7539 to report speeding.

NEXT MEETING:

The next meeting of the Board of Directors will be held on Wednesday, August 28, 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 5:20 p.m.

Respectfully Submitted by:

Approved by:

Lucie Stuchlikova
Community Manager

Sara Dieringer
Board President