

**TARALON MASTER HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
SEPTEMBER 22, 2021  
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**BOARD MEMBERS PRESENT:** William “Bill” Hunter, President  
Angela Ackerson, Secretary/Treasurer  
Naomi Turrentine, Member at Large

**BOARD MEMBERS NOT PRESENT:** Adam Moorehead, Vice President  
Eryn Thorne, Member at Large

**MANAGEMENT REPRESENTATIVE:** Caren Carrero, President  
Blue Mountain Community Management

Rob Williams, Community Manager  
Blue Mountain Community Management

**CALL TO ORDER**

The meeting was called to order by Board President, Bill Hunter, at 5:58 PM.

**CONSENT CALENDAR**

A motion was made, seconded, and carried to approve the following items from the consent calendar with further discussion. Motion carried 3/0:

- A. Approval of the February 17, 2021 Meeting Minutes**
- B. Financial Statement – August 2021 YTD**

**UNFINISHED/NEW BUSINESS**

- A. Announcements** – An introduction was made announcing Management representatives Caren Carrero, President and Rob Williams, Community Manager. Michael Colocado was introduced as the Board President of Taralon Townhomes.
- B. Compliance** – A discussion was held regarding prohibited rentals of Townhomes Units. It was noted that the Rules and Regulations require portable basketball standards to be stored out of view of Common Areas when not in use. The Board of Directors noted their support of City efforts to enforce prohibited parking of vehicles across driveways, and to cite vehicles speeding throughout the Community.
- C. Architectural Review** – A discussion was held regarding the ARC approval process, communication through TownSq, and the notification settings of TownSq.

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- D. Community Projects** – A discussion was held regarding the replacement of bridges and handrails with Trex wood-alternative composite, scheduled from October through November. A discussion was held regarding Metro Access installing new surveillance cameras in the Pool and Clubhouse areas. A motion was made, seconded, and carried to install benches along 162<sup>nd</sup> and large, fast-growing bushes in the abutting open space to discourage smokers from resting along the retaining wall. Motion carried 3/0.
- E. Committee Report** – The Landscape Committee discussed problem areas throughout the Community and presented an accompanying map, budgeting for 2022 plantings, and tree trimming schedules. A discussion was held regarding owl box locations, their numbers and effectiveness, and it was noted that announcements will be made when owls are residing within the boxes. A discussion was held regarding the progress of dog park improvements, ongoing maintenance of the rock wall, and a request for a 2<sup>nd</sup> bench. A motion was made, seconded, and carried to implement the approximately \$20,000.00 landscape plan which includes plantings and tree services. Motion carried: 3/0.
- F. Pool** – A discussion was held regarding the Joint Lease Agreement with the neighboring apartments. It was noted that Association attorney is still working on finalizing the agreement. A discussion was held regarding early planning for the re-opening of the pool in 2022 to better prepare for the expected influx of users. A plan for deep cleaning of the pool area was discussed. A request was made to discuss with Pool vendor Wet Kat the condition of the existing pool cover, and whether a new cover is required. A discussion was held regarding the cost of the pool monitoring service, and a request was made to bid out the contract prior to pool re-opening.
- G. Clubhouse** – A discussion was held regarding deep cleaning the Clubhouse prior to re-opening. A discussion was held regarding Joint Lease Agreement requiring a deposit for use, and the use of a reservation system. A motion was made, seconded, and carried to keep the Clubhouse closed until further notice. Motion carried: 3/0.
- H. Insurance** – A discussion was held regarding insurance renewals, and provider of choice.
- I. Budget** – A discussion was held regarding scheduling of the upcoming budget meeting.

**HOMEOWNER FORUM**

Several Homeowners were present to ask questions, make comments, and discuss Association business with the Board.

**ADJOURNMENT**

There being no further business to come before the Board, the meeting was adjourned at 8:10PM

Name: William R. Hunter Title: President, Taralon HOA

Signature: William R. Hunter  
William R. Hunter (Dec 17, 2021 00:57 PST)

Email: wrhunter@comcast.net


# Taralon Master Minutes 09.22.2021


Final Audit Report


2021-12-17


Created:	2021-12-16
By:	Rob Williams (RobertW@bluemountaincommunity.com)
Status:	Signed
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