Talia HOA Meeting – Minutes

Called to Order: 6:00pm

Board Members in Attendance:

* Nate Gibbs – President
* Jesus Bruno – Vice President

Number of Residence in Attendance: 26

Recap from Previous Meeting 5/1:

* Dog park removed, fence removed, workout equipment upstairs, new ping pong paddles purchased, fire pit still not working.
* Fire pit valve was broken, fire pit is out of service. Needs demo to fix. Chose to cover over fire insert and making it a table - pending.
* Second clubhouse with pool is a possibility depending on how much money HOA can spend.
* Pool issues, request to remove grass from around fence - pending.
* Well issues on commons area. Lines were broken when Brady planted trees - pending.
* Fungus on lawn around pool area
* Clubhouse usage issues, non-resident kids using clubhouse by jumping fence.
* Cleaning crew has been spoken with. They are to clean the whole clubhouse not only the office.
* Signs ordered for clubhouse rules. - pending
* Meeting with Jay about hiring clubhouse manager to maintain clubhouse and manage parties – Happening in August

Open Discussion/ New topics:

* Question about fishing nonresident fishing is not allowed without resident present. Trespassing signs have been posted around ponds.
* Carp & Fish have been ordered for the north pond.
* Grass on top of berm is native grass and supposed to be cut twice a year.
* Yield sign on main road for vehicles going east and west. Need to contact city for this. May contact police to write tickets.
* Member asked about rules/covenants. Residents purchasing from past residents are not receiving these covenants.
* Where can we find our financials? New accounting firm is not consistently providing reports.
  + Nate brought financials copy for residents to see
* Audit for Jay turning over financials to HOA.
* Covenant rule violations. Letters are sent, fines will be assessed to those not fully following those rules.
  + Fines have not been enforced yet.
* Bring welcoming committee back.
* Drains-looks bad to have the black PVC and 2x4 on completed streets. By Hernandez house. - fixed
* Pickleball drain was added, and landscaping was not fixed around the area. Maybe concrete around the pickle ball court – pending.
* Meeting minutes on website - fixed

Next Meeting: 8/7 @ 6:00pm

Meeting adjourned: 6:51PM