

Taylor's Ridge Homeowners' Association

Minutes of Annual Membership Meeting

April 3, 2006

Location: Library of Cedar Crest High School

Board Attendees: Dan Vander Wal, Joe Mulkern, David Buchthal, Jan Buchthal, Kim Harrington, Rob Parnell, Rodger Porter

Households Represented: Sasten, Dyck, Myers, Hargrove, Barden, Schauls, Dowden, Elliot, Handler, Schuster, Butcher, McLaughlin, Stoeckle, Cattin, Lemons, Debrecht. Total number of people in attendance was 25.

President Dan Vander Wal opened the meeting at 6:40 PM. The following business of the Association was conducted:

Meeting Minutes:

This was a special meeting and previous minutes were not read.

Fence Overview:

Dan spoke about the increases of costs from 2005 to 2006. The 11 houses that received a new fence did not invoke adverse possession. The idea of using shrubs vs. new fence was ruled out due to costs and risk. It has been determined that there is not enough light there and shrubs would nearly cost what fence would with a loss rate of 25%- 30%. The root issue was also considered for the existing trees.

Dan spoke to the lack of a vote on the fence findings. He said that because the shrub idea was deemed not viable, he did not feel a vote was necessary. He stated that it is apparent that homeowners were expecting to be able vote on the final outcome. However he made the call and takes responsibility for that call.

The fence has cost to date \$38,471.18

The group discussed ideas of stain vs. paint vs. no treatment. The board will look into options and report back. It has been estimated about \$9,000 to paint.

The board will communicate to the benefiting homeowners that they are required to keep the fence line clear of dirt/bark etc. They are also not allowed to remove the fence line for any reason in the future. The board will also get a bid for a gravel tray under the fence line to preserve the longevity of the fence.

Budget Overview:

List of future needs for reserves to be re-built:

- Fence Painting

- Locked Mailboxes
- Rear Entrance Sign
- Update Play Structure

Homeowner asked about using CD or money market account to manage the reserves in the future.

Joe Mulkern states that we are on track budget wise and that the fence took most of the reserves. Joe recommends due to drained reserves and age of our neighborhood that the dues should remain at their current rate to help build our reserve account quickly. Another reason to keep dues at this rate is also the list of future projects listed above.

A homeowner asked about splitting the bill in half and sending twice a year to help people afford the dues. However, it was determined that this was not cost effective.

Joe also pointed out that 25% of our annual budget is landscaping.

Improvements for the Board of Directors:

- Communication should be better quality and more consistent
- Improvement on follow through
- More explanation of what homeowners dues purchase
- Regular enforcement of the CC&R's

Introduction of the new Board Members:

Rob Parnell will be the new Interim President as of March 30th. He can then be voted in at the end of the current term. Rob's vision consists of prioritizing future requests, more transparent decisions, timely communications, restart the committees and update the CC&R's.

Roger Porter would like to take on the new roll of Interim Vice President. The primary responsibility will be communications as well as assisting the president when needed. Roger's vision consists of increasing the visibility of the board by communicating via the web site, directory, newsletters and welcoming committee. Roger would also like to see a link on our web site to the City of Duvall to increase our awareness of what is going on around our TR community.

City of Duvall Topics:

Gerard Cattin spoke about some city topics. The city of Duvall has passed some new UDRs such as any lost trees must be replaced as they were originally.

There is a new line item in the city budget for the use by neighborhoods. We could tap into this if we had appropriate projects.

He noted that we should pay special attention to public notices posted around town.

He asked us as a group to come to the city council meetings to get our views across about annexation and other topics.

The city is considering a skate and or basketball park.

Locked Mailboxes:

Multiple homeowners stated that they have been victims of mail fraud originating in Taylor's Ridge. It was clear there is strong interest in the topic. The board will research further and report back to the homeowners with suggested solutions.

Slow Signs:

Christine Lemons asked about the legality of placing slow children at play signs on the street. It was stated that they can not be placed on the street but she can place them anywhere else. Then, speed bumps and/or roundabouts were brought up. Much concern was voiced by the attendees in regards to speeding in the neighborhood.

Street Trees:

There is concern about the roots cracking the sidewalks as well as low branches. It was stated that it is each homeowner's responsibility to maintain and manage these issues.

It was noted that one of the trees in the tot lot was removed but not replaced. The landscaping committee will contact JP about this replacement as well as discuss with them that if they have to remove plantings they need to be replaced.

The meeting was adjourned at 8:00pm.

Kimberly Harrington, Member-at-Large, prepared these minutes.