

# Taylor's Ridge Homeowners' Association

## Minutes of Board Meeting

April 18, 2006

**Location:** Robert Parnell's Residence

**Attendees:** David Buchthal, Jan Buchthal, Kim Harrington, Robert Parnell, Roger Porter, and Chris Gunther

President Robert Parnell called the meeting to order at 7:33 PM.

### Meeting Minutes:

The question was raised when the annual meeting minutes should be approved. The current practice of approving the minutes at the following annual membership meeting is not very sensible. It was suggested to publish the annual meeting minutes on the TRHOA web site and solicit inputs from the attendees. The minutes would then be approved at one of the board meetings after a specified amount of time.

The minutes of the special board meeting conducted on April 5, prepared by Kim Harrington, were reviewed and will be sent out via e-mail for a final review. If no further comments are received, they will be considered approved.

The minutes of board meetings held on 3/9/06 and 3/30/06 were also approved as written.

### Landscape Committee:

David Buchthal reviewed bids received in 2005 from JP Landscape Services. No action was taken on those bids. For this year, it appears that no funding is available for spring flowers at the main entrance as a result of the fence expenditure. The board requested David to obtain a copy of the current landscape service contract with JP to gain an understanding of what JP has been contracted to do in 2006.

### Architectural Committee:

Roger had contacted Valerie Morrell prior to the meeting to brief the board on architectural matters. A homeowner is installing an above-the-ground pool. Neighbors have called the Association and expressed concern about this pool. There is also an issue with what kind of a security fence is required around the pool. Roger will check on City Ordinances for pools and he will also talk to the owner concerning their specific plans.

### Treasurer's Report:

Joe Mulkern was not able to attend the meeting. Joe plans to resign after finishing the 2005 tax return for the Association. Robert was urged to obtain signature authority on the Association's checking account.

### **Old Business:**

Robert talked to the Duvall Postmaster concerning the mailbox stands. He has also queried the presidents of Taylor Heights, Cameron Park and Miller's Homestead concerning their responses to the postmaster's request to make mailbox stands more compatible with the new postal delivery trucks. Cameron Park was not aware of any height requirements. The postmaster offered to install lock boxes without charge. The specifics of this offer will have to be obtained in writing. The Association has been considering installing lock boxes for some time. These boxes may not be compatible with our existing mail stands. Apparently there is also money available from the city for neighborhood improvements. The question is, will the installation of lock boxes qualify for these funds. Robert will follow up with Gerard Cattin on this city money.

The cost and contents of a community newsletter were discussed. Should the letter be mailed or could it be hand delivered? The letter should keep the owners abreast of the make-up of the board and should promote our web site as a source for all important association information. Kim Harrington volunteered to be the editor of this newsletter.

### **Action Items:**

- Chris Gunther will submit meeting minutes to Roger for posting on the web site.
- David will obtain a copy of the landscape service contract with JP.
- Roger will check on city ordinance for pools.
- Roger will talk to the owner planning to install a pool.
- Robert needs to get signature authority for the checking account.
- Robert will follow up with Gerard on city funding.
- Kim will prepare a community newsletter.
- Karen will prepare a directory again as in the past.

The meeting adjourned at 9:02 PM.

Chris Gunther, Secretary, prepared these minutes.