

Taylor's Ridge Homeowners' Association

Minutes of Board Meeting

April 18, 2013

Location: Brett Newell's home

Attendees: Pete Mallot, Dennis Schauls, Brett Newell, Christian Gunther, Robert Parnell, Karen Hausrath

Not in Attendance – Keith Laycock (Excused)

President Brett Newell called the meeting to order at 7:15 PM.

Meeting Minutes:

No previous quarterly board meeting minutes were reviewed.

President's Report:

The only topic on the agenda was regarding the fine schedule and collection policy. The Board was meeting to answer any lingering questions before final signatures and collection of final votes.

The final questions resolved around enforcement with homeowners currently out of compliance with late annual dues and how liens will be handled. The Board agreed that homeowners with outstanding dues from prior years will be set to the same schedule as this current year's dues. When the dues are outstanding over 90 days and payment has not been received or a payment schedule setup, then a lien will be filed and all further communication will be handled by the attorney.

The Board agreed to decouple sending the dues with the new documents to homeowners. Dues are to be sent out the weekend of April 20th and a later sending will include information regarding the new fine schedule and compliance policy.

A cover letter will be written by Brett and then sent out for Board review and approval. The cover letter should address why this action was performed and stress that none of the existing CC&R's and Bylaws were modified. Copies of the enforcement and collections policy will be sent to each homeowner and posted on the website.

There was an open question as to the current status of the letter templates from the attorney. The templates will be used in communications with homeowners that are in violation or have past due fees. Brett will follow-up with Keith.

Any questions regarding the letter and policies will be handled by Brett with assistance from other Board members as necessary.

Rob and Brett will sign the documents as necessary and provide copies and PDFs to Karen so she can send out and post to the web site. Keith needs copies and originals to provide back to the attorney.

Board Meeting Schedule:

A date for the next meeting was not proposed. Brett will schedule the next meeting.

The meeting adjourned at 8:10 PM.

Robert Parnell, Secretary, prepared these minutes.