

Taylor's Ridge Homeowners Association

Minutes of Board Meeting

April 24, 2001

Location: Jim Dowden's residence

Attendees: Jim Dowden, Robert Smith, Christian Gunther

The meeting was opened by President Jim Dowden at 7:00 PM. There was no specific agenda. The following items were discussed:

Treasurer's Report

Bob Smith announced that he will resign as treasurer. A new treasurer will have to be elected at the next membership meeting. Bob agreed to continue to maintain the association's web site.

Bob reported that 6 homeowners are delinquent with their dues payment. Since collecting delinquent dues is an extra burden to the treasurer, he proposed new rules for treatment of overdue accounts. The board agreed with these rules, which will be presented to the membership for comments and approval as amendment to the CC&R's.

Pine Trees along NE 150th Street

Jim Dowden expressed his concern about the clusters of three pine trees growing into each other dying off and looking unsightly. There are also problems with lawn moisture stress, lawn mortality from annual pine needle drop, and fence maintenance with the growth of these pine trees. In order to save at least one tree in each cluster, he recommended that two trees of each cluster be removed. Jim agreed to request an estimate for tree removal from our landscape contractor Greenblade.

Fence along NE 150th Street

The homeowner at 28015 NE 151st Place, Mr. Tracy Campbell, called Jim Dowden concerning the fence in the back of his property. He had taken part of the fence down to facilitate landscaping work in his backyard. As part of the restoration of the fence he was asking for permission to extend the fence to close the gap between the fences of Taylor's Ridge (TR) and the development to the west of TR. Jim recommended that this item be referred to the architectural committee.

Weed Control in "Marsh Pit"

Bob Smith volunteered to apply "Brush-Be-Gone" to control the weeds in Tract "A" on Manion Way. This area is supposed to be maintained by the City of Duvall.

Maintenance of Lots

As a follow-up to the last membership meeting the board has been working on drafting a resolution concerning maintenance of lots (Resolution No. 96-01). Based on legal advice, the board will present this CC&R amendment to the members for approval at the next membership meeting.

Next Membership Meeting

The board agreed on having the next membership meeting on Wednesday, June 6th, 2001. Jim Dowden will reserve a meeting room at the Cedar Crest High School.

Architectural Control Committee

The board discussed the lack of visibility of actions taken by the committee on items presented to the committee by the home owners. The board will ask the committee to appoint a chairman who will be asked to attend the board meetings to give a status report.

-

The meeting adjourned at 8:30 PM.

Minutes were prepared by Christian Gunther, Secretary.