

DRAFT
Taylor's Ridge Homeowners' Association
Minutes of Board Meeting
January 17, 2018

Location: Brett Newell's home

Board Attendees: Brett Newell, Keith Laycock, Robert Parnell, Karen Hausrath, Carly Boudreau. Tom Redmond was unable to attend and was excused.

President Brett Newell called the meeting to order at 7:50 PM.

Meeting Minutes:

Previous meeting minutes were verbally read and approved unanimously.

Brett started the meeting discussing the agenda for the upcoming annual meeting. Brett requested Karen provide a budget update.

Karen reviewed the budget categories and provided an update from the just completed year (2017) and a recommendation for 2018. Karen shared the county's appraisal of the tot lot has increased by \$10,000 to \$11,000. She inquired with the county and the value was increased since it is now considered a buildable lot. Karen will submit this information to the attorney for next steps beyond a standard appeal.

Landscaping – Karen shared that Washington Landscaping came in at just under \$11,000 for 2017 which is a reduction from \$17,000 in 2016. Keith and the Board commented they were happy with Washington Landscaping's performance and agreed to renew the contract for 2018. For 2018 the budget for landscaping will be set at \$13,000 to accommodate any new shrubs and flowers.

Repairs & Maintenance – Karen shared in 2017 the tot lot fence was replaced and stained. The total costs for repairs in 2017 was \$9,500 which was \$2,500 over budget. The Board agreed the overage was due to the tot lot fence and a similar expense is not expected for 2018. Karen shared that Washington Landscaping has provided a \$1,000 bid to remove two trees in the tot lot. The Board also agreed to repair some boards on the play equipment and add more wood chips. There is a \$11,000 bid to replace all the sprinkler heads and valves which the Board decided to not accept. Sprinkler heads will continue to be replaced as appropriate. The 2018 budget for repairs will be kept at \$7,000.

Power – Power has been running under \$500 due to lower wattage bulbs. The 2018 Power budget will be set at \$500 which is a reduction of \$70 from 2017.

Water – The water bill over the prior years has been impacted by leaks and, in 2017, an extremely dry summer. In addition, the system was set to twice a day watering in 2017 which the Board will change to once a day and earlier in the morning. The water bill for 2017 was \$6,600 compared to a budget of \$5,000. The water bill has been over \$5,000 for the past three years so for 2018 the budget will be set at \$6,500.

Remaining Items – General Liability Insurance will be increased \$100 in 2018 to \$2,200. All other items were kept at 2017 levels.

2018 Dues – The Board agreed to keep dues at \$250 a household which will cover 100% of 2018's budget. This would allow the Association to keep \$25,000 in savings (which the Board historically likes to keep in order to cover unexpected large expenses to avoid special assessments) and currently \$10,000 in checking.

Architecture – The architecture chair position remains open, so requests were directed to Karen and Brett in 2017 and then Board members were included in any necessary decision. Karen stated requests were low since the prior quarterly board meeting. There was an earlier request to allow a 3rd garage bay to be converted to accommodate an RV. The Board earlier denied this request and Karen read to the Board a rebuttal from the homeowner stating the case for this modification. The Board discussed the architectural changes to the various homes and their layouts. Modification of this kind could only be accommodated by a few of the floor plans and in many cases the modifications would require complete redesigns of roof lines and garage layouts altering the look of the neighborhood. Given the large scale alterations to many homes, if this option was pursued, the Board did not alter the previous vote.

Directory - The Board discussed an updated directory for 2018. Karen reiterated the paper version is a very labor-intensive effort and the Board agreed that an on-line password protected version would be easier to keep current and make available to the neighborhood. Karen agreed to look into what capabilities the Association's web provider could provide.

HOA Meeting - Brett stated he had invited the mayor and police to the HOA annual meeting. The police will provide an update regarding criminal activity in the NUGA area. The mayor and city staff will provide an update on NUGA and the position the city may move to bi-annual budgeting and an update regarding parks. The agenda will allocate the first hour to the city and the second hour for HOA business.

NUGA – Brett mentioned that he and Rob Parnell had met with Amy and shared our goal to obtain a letter of intent with Quadrant and if that wasn't possible, working with the city. Amy shared her support. Brett also shared he had a positive conversation with Quadrant and that another attempt of the letter of intent would be pursued. The goal was to get this signed with Quadrant by February 2nd before Quadrant submits for pre-approval.

Keith mentioned that some homes are starting to decline with fall leaves and landscaping. Brett mentioned it can be difficult to follow-up and with limited daylight hours at this time of year, it takes several days to get see a yard in day light. Keith recommended having templates with Brett's signature already prepared so that Board members could send out the initial letters to initiate the violation process rather than wait for Brett to write the letter. The Board agreed to this approach and Karen and Brett agreed to make templates available to the Board.

The Board discussed a homeowner's request to have a neighborhood block party. Some members of the Board remember when there were block parties and that some neighbors still get together, but these are instances of long time homeowners. The Board agreed that the neighborhood is starting to get younger families and it is turning over. The idea of a summer block party or other neighborhood mingle session will be discussed at the annual meeting.

Carly raised the idea of replacing the tot lot equipment or somehow modernizing it. Some Board members mentioned this has been researched in the past but was not pursued due to cost and the unique two circle layout which can make it difficult to put in large spanning structures. Karen stated she would research some concepts and cost. This is an item that will be raised at the annual meeting.

The Board agreed that a CC&R follow-up to the neighborhood was in order and to have it sent out prior to Spring.

The meeting adjourned at 9:20 PM.

Robert Parnell, Secretary, prepared these minutes.