

**Taylor's Ridge Homeowners' Association**  
**Minutes of Board Meeting**  
**January 18, 2017**

**Location:** Brett Newell's home

**Board Attendees:** Brett Newell, Robert Parnell, Karen Hausrath, Carly Boudreau, Keith Laycock

President Brett Newell called the meeting to order at 6:46 PM.

**Meeting Minutes:**

Previous quarter meeting minutes were approved

Brett started the meeting with providing a review of the annual meeting agenda. Brett mentioned he wanted to keep the president's year in review brief and let the committee heads provide the details. The Board agreed with this approach.

Brett brought up how to approach the fence surrounding the tot lot. The Board discussed and agreed to present the homeowners in attendance with a proposal for the HOA to formally assume maintenance responsibilities of this fence. This may require a vote of over 50% of neighborhood (141 homes).

Keith presented the bids from Washington Landscape Company and JP Landscaping for maintenance in 2017. Currently JP Landscaping is providing services in 2017 through a contract has not been signed. There was a lot of discussion regarding the services JP has historically provided and the benefits associated with continuity in providers. There was also awareness of the \$4,000 difference in bids. After a discussion the Board unanimously agreed to award the contract to Washington Landscaping. Keith's action was to inform Washington Landscaping of the contract award with a tentative start date of March 1<sup>st</sup>. Brett agreed to contact JP Landscaping with a discontinuation of service starting February 28<sup>th</sup>.

Karen raised the issue from the prior annual meeting regarding replacement or removal of sunset maples that line the streets. The Board discussed the action that a joint letter from the city and the HOA was going to be sent out to the entire neighborhood. No date has been set for this action.

With Dennis's resignation Karen and Brett have been performing the duties of architectural review. Brett noted that 100 homes have had their roofs replaced with the Presidential TL or comparable material. There may be additional homes that have replaced their roofs with cedar. Karen reiterated that we should remind the neighborhood at the annual meeting and in a newsletter that a permit and inspection is required by the City. She and Brett both shared stories of roofers that were not following city code with nails rather than staples to attach the plywood

to the structural cross beams. The City of Duvall's code is stricter than surrounding cities and the County.

Karen presented a design for neighbor who has requested review of a backyard remodel effort. There was one area that required further follow-up which regarded the appearance of an extended driveway and vehicle parking on the side of the house. The homeowner stated they were obtaining city permits. Karen agreed to follow-up with the homeowner to get more clarity.

Karen reviewed the 2016 budget and proposals for 2017. Karen showed how breaks in the irrigation system caused there to be a few days of leaking water which led to a significant cost of over \$1,000. Even with his overage there was a positive balance of approximately \$7,000 for 2016 in addition to the \$25,000 in capital reserves. For 2017 Karen recommended the HOA budget \$8,000 for water and \$5,000 for repairs. Even with this increase the board agreed to put forth a proposal of \$220/year for annual dues. The positive \$7,000 balance and savings of \$4,000 in landscape maintenance would cover the proposed budget increases.

Karen provided an update on the home on Manion which is currently in bankruptcy. Currently the HOA will only be able to recover \$140 which is approximately one quarter of the delinquent dues. Due to other liens, the HOA will be able to recover any additional dues, fees, and interest.

Keith provided an update on obtaining a bid for a management company. Keith shared some insight he gained from other Duvall based HOA's that have management companies and those Board members recommend not to do it since the value for the cost does not appear to be present.

Brett shared what positions are up for election this year which are Architecture, Treasurer, and Board at large. Karen and Carly reiterated their desire to continue assuming no one else expresses interest at the annual meeting. Karen stated there was a neighbor interested in the architectural committee.

Brett mentioned the HOA should send out a newsletter to discuss cars, yards, and fencing between homes or owned by homeowners.

The meeting adjourned at 8:52 PM.

Robert Parnell, Secretary, prepared these minutes.