

**Taylor's Ridge Homeowners' Association**  
**Minutes of Board Meeting**  
**January 21, 2020**

**Location:** Brett Newell's home

**Board Attendees:** Brett Newell, Robert Parnell, Karen Hausrath, Christian Escamilla

President Brett Newell called the meeting to order at 7:10 PM.

**Meeting Minutes:**

The meeting started with a discussion in preparation for the annual meeting.

Brett started the meeting discussing the agenda for the upcoming annual meeting. He mentioned there were a few areas of enforcement with trailers and trash cans which had been sent letters or were closely coming to the point when a letter would be sent.

**Landscaping** – The Board discussed the bid that was received to replant multiple trees and fix some areas around the main entrance such as the decorative fence and lights. Additional bids will be obtained. An update will be provided at the annual meeting. The board members in attendance discussed the remaining stumps at the play lot and at this time there will likely be no further action. There was a discussion regarding new bark for the entrance and play chips for the tot lot. This will be discussed with the landscaper. Bark was applied two years ago and could be applied again after the pending monument work. Play chips may wait another year. Karen reminded everyone that \$10,000 had been transferred to savings in March of 2019. Savings ended the year with a balance of \$36,021.

**Finances** – Karen reviewed the 2019 budget and shared that most line items were very close to the budgeted amount at the end of the year. Two invoices for landscaping and maintenance arrived in 2020 which meant they would be paid out of 2020 budget. This led to the landscape and maintenance budget to be almost \$4,000 under for 2019.

**2020 Dues** – The Board agreed to keep dues at \$270 a household which will cover 100% of 2020's budget which cover a portion of the entrance's tree replacement and monument update. This follows the approach of previous years and allows the association to have a reserve which will protect homeowners against unplanned assessments due to damage caused by storms or other reasons.

**Architecture** – Spencer will provide an update on the requests received last year. There are no pending requests.

**Board Positions** – The treasurer position is up for election at the annual meeting.

The meeting adjourned at 8:15 PM.

Robert Parnell, Secretary, prepared these minutes.