

Taylor's Ridge Homeowners' Association
Minutes of Board Meeting
January 22, 2015

Location: Brett Newell's home

Board Attendees: Keith Laycock, Brett Newell, Robert Parnell, Dennis Schauls, Pete Mallot, Karen Hausrath, Christian Gunther (Absent)

President Brett Newell called the meeting to order at 6:55 PM.

Meeting Minutes:

No prior meeting minutes were put forth for approval

President's Report:

Brett called the meeting to discuss the upcoming annual meeting. There were a few topics Brett wanted to ensure were covered which were annual dues, maintenance, and elections.

Brett showed the current election calendar and many of the members are up for reelection. The board members discussed if they were interested in the positions for another term. Many members stated they would defer to new comers if others were interested in Board membership.

Landscaping Report:

Pete showed pictures of the monuments at the front entrance which highlighted damage that has occurred from water and perhaps other means. He mentioned he was going to obtain bids but may not have them available by the annual meeting.

Brett mentioned that he had been contacted by a homeowner who did not see where in the CC&Rs sunset tree replacement was required. Whereas almost all board members recall seeing this mentioned in the past no one was able to provide evidence of this clause. Karen took the action to follow-up with the lawyer and see if they could provide evidence.

There was a question regarding if the HOA could recoup costs spent maintaining the residence, 27806 NE 156th St, while it was vacant. Karen stated the lawyer felt our options were limited since all processes were not specifically followed. Brett reiterated that it was important to begin addressing the property since, during early summer, the yard was already widely overgrown, it was a visual eyesore, and neighbors were asking it to be taken care of. Karen said she would follow-up with the lawyer again. In addition the Board felt additional communications with the homeowner should be performed in an attempt to recuperate the costs.

Architecture Report:

There was nothing to discuss architecturally.

Finance Report:

Karen mentioned there were three options the Board could propose for annual dues in 2015. The first amount of \$240 would cover the current expenses. \$301 would cover all current expense and allow for an increase of the maintenance budget by \$9,000 over 2014. \$372 would cover all current expense and allow for an increase in the maintenance budget of \$19,000 over 2014. The Board deliberated in detail how during previous annual meetings homeowner's in attendance have voted to set annual dues a bit lower than expenses to provide financial relief during the past economic times and a desire to offset some of this with reserves. This has also occurred since not all past maintenance budgets have been used within the years money has been allocated. Everyone felt there was pending fence maintenance that should be addressed this year. It was determined the Board would present all three options at the annual meeting and have a discussion with the homeowner's in attendance.

The meeting adjourned at 9:00 PM.

Robert Parnell, Secretary, prepared these minutes.