

# **Taylor's Ridge Homeowners' Association**

## **Minutes of Board Meeting**

**January 23, 2014**

**Location:** Brett Newell's home

**Attendees:** Keith Laycock, Brett Newell, Christian Gunther, Robert Parnell, Pete Mallot, Karen Hausrath, Dennis Schauls

Special Attendee: Sergeant Guzman

President Brett Newell called the meeting to order at 7:40 PM.

### **Meeting Minutes:**

No prior meeting minutes were put forth for approval.

### **President's Report:**

Brett introduced Sergeant Guzman who was invited to discuss speeders in the neighborhood as well as any other concerns.

Sergeant Guzman explained that with the closure of the Carnation services contract, the Duvall police will again be focused on Duvall. He explained there would be a community liaison that will start within the next few weeks. He went on to explain how speeding enforcement operates and how it begins with complaints from residents which has occurred along NE 151<sup>st</sup> St. He mentioned the city purchased a new speed monitoring sign which will be available in the next few weeks. It has the ability to monitor time of day and speeds of vehicles which help provide reports for the police department to validate if the presence of an officer was warranted. The Sergeant mentioned that speed bumps are not allowed by the city so are not an option. He reiterated that a stop sign along 151<sup>st</sup> will most likely not be put in place to stop traffic between Legacy Ridge and Taylor's Ridge; however that is a conversation with the Director of Engineering.

The Sergeant spent some time explaining current issues with drugs in the valley and how law enforcement provides vacation drives to keep an eye on vacant houses.

After the Sergeant departed, Brett began discussions on the upcoming home owners meeting. Brett reviewed the agenda and provided an update on 2013 complaints from homeowners.

There was a discussion regarding two vacant houses and the approach the Board will take regarding yard maintenance and dues payment.

The status of the Charbonneau/Potestivo home is unknown though she is no longer living in it. Brett will call the last number on file. The Board will proceed with standard notification. It was

recommended we contact the lawyer to see what steps we can take for yard maintenance and recover payment.

The status of the Sierakowski house is vacant. Karen will follow up via friends regarding dues payment and yard maintenance before the Board proceeds with legal actions

Brett will revisit the Nehl's regarding their yard maintenance.

### **Landscaping Report:**

There was a conversation regarding the fence along 150<sup>th</sup>. The Board decided to allocate dollars to fix portions of the fence and potentially re-stain it. Pete will obtain quotes from fencing companies.

*Action:* Pete to obtain quotes from fencing companies. No date was set.

The Board agreed to replace the wood play chips for the tot lot in 2014.

The Board revisited the discussion regarding new trees at the west end of 150<sup>th</sup> where there were trees many years ago. The Board agreed to replace two to four trees depending upon size and desire to not have crowding.

There was a conversation regarding homes that either have dead sunset maples or have taken the tree out entirely. The Board recommended that the next newsletter include reminder about trees lining the street and letters to homeowners that need to address their trees. Pete reviewed the quote for each tree which was approximately \$600 per tree. The Board agreed to move forward with presenting this quote as an option for homeowners though a homeowner could use any company or decide upon self-work. The homeowners will have to select a pre-approved tree.

The Board decided to replace the dog bag receptacle at 278<sup>th</sup> which Dennis will replace at the end of February.

*Action:* Dennis to replace dog bag stand by February 28<sup>th</sup>

*Action:* Brett to give Pete the dog bags by February 1<sup>st</sup> so they can be provided to J.P. Landscaping.

### **Architecture Report:**

Dennis reviewed there was a request for an elevator for the house. The request met all architecture criteria and was approved.

Dennis mentioned all new roof requests were for presidential tab and that cedar shake was falling out of favor.

Karen discussed the quote she received from a paint consultant which was \$585 for the initial paint book or \$100/hour. Karen mentioned she was in the progress of obtaining another quote.

*Action:* Karen will obtain a second quote by March 15<sup>th</sup> and report back.

### **Finance Report:**

Karen reviewed the current status of one of the delinquent homeowners. The homeowners have paid all delinquent dues but have not paid the legal fees. The Board agreed to keep the current lien on the home in place to cover all late payment and legal fees.

The Board agreed that dues for 2014 will be \$210. The association has almost \$35,000 in savings and checking and the Board did not feel a dues increase was warranted given 2014 budget.

### **Board Meeting Schedule:**

The annual meeting is scheduled for January 28<sup>th</sup> at 7pm.

The meeting adjourned at 9:15 PM.

Robert Parnell, Secretary, prepared these minutes.