

Taylor's Ridge Homeowners' Association

Minutes of Board Meeting

January 29, 2013

Location: Brett Newell's home

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

Not in Attendance – Pete Mallot

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

Meeting Minutes:

No previous quarterly board meeting minutes were reviewed.

President's Report:

Brett Newell opened the meeting to review the information from the lawyer. The member in attendance reviewed the documents while being read aloud. The following are the comments in order.

Board Resolution Document

There was a general question on what can be approved by the Board and what, if anything required a vote by the homeowner's at an annual meeting or by the neighborhood as a whole. Keith took an action to confirm with the lawyer but based on prior email conversations believed everything being reviewed could be approved by the Board.

Only amendment #2 had to have the entire neighborhood vote. It was not clear what impact not updating #2 would have on the entire document. Keith took the action to confirm with the lawyer the impact of amendment #2 and what changes in the documents if this is not altered.

Enforcement Policy with Fine Schedule

The document needs to be updated to include Divisions III, IV, and V.

The document mentioned Hearing Committee or Board. Either one could be used. The Board agreed to call it the Hearing Committee which would originally consist of the Board members. Over time this could change to include other members of the neighborhood so it was decided the term Hearing Committee was the most flexible.

In Section A1 there was a question on when the 30 days would commence. The recommendation was 30 days from the postage stamp.

There was a conversation on how reoccurring violations would be handled. One example provided was a RV. If an individual was warned of a violation, and the RV was moved, what was the timeframe for the next incident to immediately be a written violation and not a warning? Would this be 14 days, 30 days, 90 days, 6 months, etc.? Keith was going to inquire with the lawyer on what was reasonable and legal.

It was recommended that A3 loss of voting rights was an insignificant consequence and should be removed.

In A6 it was determined it should state that any communication, in the event the homeowner had rented out their home, would be sent to home's address unless the homeowner has requested in writing another address for correspondence.

Collection Policy

The document needs to be updated to include Divisions III, IV, and V.

Number 3 needs to be amended. Given the current date of the annual meeting the Board recommended the date should be "The annual assessments are due...within the first quarter of the calendar year. The common expense assessment is considered delinquent if not paid on or before 30 days from the invoice date.

Number 3 should also have Assessments Due Annually followed by "Annual Dues" in quotes to avoid confusion.

Number 5 should modify January 31st to be 30 days upon receipt of invoice date. The Board also agreed that one late notice should be sent out rather than immediately applying a late fee upon 30 days.

Number 6 had a question regarding the wording around the percentage rate to be 12% or based on Wall Street journal published rates whichever is higher, etc. since interest rates could be above 12% and there could be a future time where it may be financially beneficial to not pay the dues.

Number 7 should have added clarity to state that a lien would not be posed 30 days upon late payments. There was also a request to remove voting rights at 60 days due to insufficient consequence.

Number 11d should not mention foreclosure. After some discussion the Board decided it did not make sense to foreclose on someone's home for, worst case, a few thousand dollars. The Board felt a lien would be sufficient.

Upon completion of this review Keith agreed to take the action to follow-up with the lawyer on these items. The Board will vote on the updated documents prior to the annual meeting scheduled for February 25th.

Brett will schedule another Board meeting to review the content between February 15th and the 24th. If these dates do not work, then the Board will review information via email.

Treasurer's Report:

Karen did not have a formal update but believe the association currently has ~\$16K in savings and ~\$17k in checking. She will provide a formal update prior to the annual meeting.

Karen also shared she was able to obtain the most recent website files from the old service provider and she was working to update Taylor's Ridge website at the new provider. She hoped to have this completed within the next few weeks.

CC&R Violation

Brett provided a follow-up regarding the home on 156th and 278th. Brett had sent the homeowner a letter and the homeowner agreed to develop a plan and begin work by March 1st. The homeowner voluntarily shared several problems which were impacting lot maintenance. The Board agreed to provide more time to the homeowner to rectify the maintenance issue as long as there was visible progress being made.

Board Meeting Schedule:

The next meeting is scheduled between February 15 - 24 prior to the annual meeting and Brett will schedule the time. If these dates do not work for a majority of the Board, then the Board will review the annual meeting content via email.

The meeting adjourned at 9:10 PM.

Robert Parnell, Secretary, prepared these minutes.