

Taylor's Ridge Homeowners' Association

Minutes of Board Meeting

January 8, 2007

Location: Kim Harrington's home

Attendees: David Buchthal, Karen Gilbert, Kim Harrington, Robert Parnell, Roger Porter, and Chris Gunther

President Robert Parnell called the meeting to order at 7:40 PM.

Meeting Minutes:

The minutes of the October 30, 2006 board meeting were reviewed and approved. The minutes of the November 15, 2006 Annual Membership Meeting were approved to be posted on the TRHOA website as a draft. These minutes will need to be approved at the next annual membership meeting.

Treasurer's Report:

Roger reported that the association ended 2006 with \$4,019 in capital reserves and \$625 in the checking account. The bills for the annual dues will be mailed with the first 2006 quarterly newsletter. Payments are due by February 15th.

Architectural Control Committee:

Rob reported that as a result of failing to fill the Director position at the annual meeting, we are continuing to search for a candidate. To date, nobody has stepped forward to fill the vacancy. The current members of the committee, Valerie Morrell, Tom Redmond and Jim Henderson have indicated their willingness to continue to serve. The vacancy will be advertised in the next newsletter.

Landscape Committee Report:

Dave reported receipt of bids from JP and Jebco. The low bidder was JP. The joint bids were not beneficial to TR. The board accepted JP's bid which was about the same as for 2006. The bids for barking and seasonal flowers are \$2,000 and \$1,150 respectively. No commitments were made at this meeting concerning these items. The board is concerned about bills for storm damage cleanup, which we have not yet seen. Barking and flowers will be revisited at a later time.

Quarterly Newsletter:

Kim presented a draft of the first 2007 newsletter. She received several comments on the content of the letter which will be mailed shortly.

Fence Storm Damage:

The 150th Street fence received damage from falling trees at two places. Rob will contact the homeowners to clarify that they are responsible for the repair.

Main Entrance Common Area:

The storm damage at the main entrance was the subject of some discussion. Trees were uprooted on lots 6 and 7 and stumps remain which need to be removed. This event raised the question again as to what the common properties are and what easements are in place. The parts of lots 6 and 7 along Manion Way are not common property and the main entrance easements do not extend beyond the entrance monuments. This is supported by the plot maps which Rob had attained. The board decided to remove two tree stumps, research to establish easements along both sides of Manion and inform the affected home owners that currently easements do not exist.

Next Board Meetings:

The next board meetings have been scheduled for March 12, May 14, July 9, September 10 and November 5. These will also be posted on the website.

Meeting with Mayor:

A meeting with Duvall's mayor will be scheduled for either the week of Jan 22 or Jan 29. Kim will check with the Fire Station for availability of a meeting room. The owners will be notified by e-mail and/or the newsletter.

The meeting adjourned at 9:40 PM.

Chris Gunther, Secretary, prepared these minutes.