

Taylor's Ridge Homeowners' Association

Minutes of Board Meeting

July 16, 2013

Location: Brett Newell's home

Attendees: Keith Laycock, Brett Newell, Christian Gunther, Robert Parnell

Not in Attendance – Pete Mallot, Dennis Schauls, Karen Hausrath (Excused)

President Brett Newell called the meeting to order at 7:05 PM.

Meeting Minutes:

No previous quarterly board meeting minutes were reviewed as this was a separate meeting to prepare for a violation hearing.

President's Report:

The only planned topic was preparation for the violation hearing. Brett brought the Board current on recent communication with the homeowner.

- Homeowner was notified of violation
- Homeowner requested hearing
- 30 day window for fine is put on hold while hearing is pending
- Basketball hoop has been installed for a few years
- This incident will not just address this specific basketball hoop, but all temporary basketball hoops in the neighborhood

The Board discussed approaches. It was agreed we are a family neighborhood and kids playing basketball is part of the attraction of Taylor's Ridge. The Board wanted to recognize this while avoiding proliferation and came to agreement on a possible policy to address permanent installed basketball hoops.

Permanent basketball hoops will be allowed under the following conditions

- They can only be installed in a cul-de-sac. Installations on through streets like Manion, 151st, 156th, and 278 will not be allowed.
- All neighbors in the cul-de-sac must approve via email or writing which will be kept on record.
- A submission must be made to the Architectural Committee prior to installation outlining location and with neighbor written consents. Neighbor consents may be confirmed by the Architectural Committee.
- Installation must be professional in appearance and cemented in place.
- Painting the lines of a basketball court on the street is not allowed.

- Any city permits are the responsibility of the installing homeowner. Approval by the Board does not replace approval by the city. The city still has the right to request removal of all basketball hoops.

Temporary basketball hoops will not be subject to approval but must be removed from storage on driveways, sidewalks, or street upon receipt of a complaint from a neighbor within the cul-de-sac or within two houses on either side of the hoop on through streets.

Brett will run the meeting and would like to follow the agenda below

- Open meeting and confirm why we are here
- Introduction of the Board and homeowners
- Let the homeowner speak to the installation
- Open the meeting to Q&A from the Board
- An open discussion regarding possible approval policies or removals
- A public vote of the Board

If approval is granted and a policy approved the following will need to occur. It was determined the CC&Rs would not be modified as these are specific instances.

- A letter provided to the homeowner describing the outcome
- A notification of the policy posted to the TRHOA website
- A notification of the policy sent to all homeowner's (either via newsletter, direct letter, or neighborhood email)

Other Business:

Brett provided an update on current homeowner's in arrears. There are approximately 8 homeowner's past due. Karen is scheduled to send out the 90 day letters on August 1st.

Brett will also send out the next batch of violation letters after a neighborhood drive to occur over the next two days.

Long term storage of TRHOA documents, decisions, and letters was discussed. Given the loss of the historical files it was determined that an on-line solution will be setup. Brett took the action to setup an on-line location for the TRHOA to store information.

Board Meeting Schedule:

A date for the next meeting was not proposed though August was put forward. The violation hearing is scheduled for Wednesday July 17th.

The meeting adjourned at 8:00 PM.

Robert Parnell, Secretary, prepared these minutes.