

Taylor's Ridge Homeowners' Association

Minutes of Board Meeting

June 14, 2012

Location: Brett Newell's home

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

Not in Attendance – Christian Gunther (Excused)

President Brett Newell called the meeting to order at 7:35 PM.

Meeting Minutes:

No previous quarterly board meeting minutes were reviewed.

President's Report:

Brett Newell opened the meeting discussing some of the recent CC&R violations in the neighborhood.

Brett described a conversation he had with one homeowner and the maintenance of the yard has been more frequent. This one appears to be resolved.

Brett raised the issue of another home with a poorly maintained yard and fence. After some discussion the Board agreed with the following actions:

- Pete will contact JP Landscaping to inquire on their policy of maintaining yards on behalf of the HOA without explicit homeowner permission.
- Brett will contact the homeowner regarding the yard and fence and mention she should consider replacing the fence, a tree in a yard, and maintain the landscaping
- Karen will provide Keith with the specific CC&Rs and bylaws which outline the permission the HOA has regarding unkempt landscaping.

Brett provided several examples of RVs and boats which had been in driveways for more than the time allowed in the CC&Rs. The Board agreed the homeowner should be contacted 72 hours after the RV or boat has been in the driveway if it is still present.

Brett provided several examples of garbage cans which are being stored in the front yards in violation of the CC&Rs. The Board agreed to follow a policy of contacting the homeowners for awareness and action. The Board also agreed to follow up on this item at the next board meeting.

The Board also discussed vehicles in driveways given the time allocations in the driveway. The Board agreed to not pursue any action at this time given there do not appear to be any “project” cars visible in driveways.

As part of the conversation Karen and Robert provide some historical context regarding previous efforts to update the CC&Rs and the findings from previous legal inquiries. No subsequent actions were scheduled.

As a final matter the Board discussed the pending foreclosure/potential sale of a home in the neighborhood where JP Landscaping had been performing maintenance of the house on the HOA’s behalf. The discussion centered on payment for the services rendered from the Bank, the homeowner, or the realtor. The Board had previously received agreement from the homeowner that the homeowner would pay JP’s invoice but they had not paid since the total cost was higher than they were expecting. The outcome was the HOA will pay JP’s invoice and place a lien on the house to recoup funds.

Landscape Committee Report:

Pete reviewed portions of the landscaping contract specifically regarding seasonal plantings. The Board agreed to support three seasonal plantings a year but to pass on a planting for the winter season.

Architectural Control Committee:

Dennis provided a status of the current doggie bag stations. The current bag use rate is approximately 3,200 bags/year with a unit cost of \$.04 bag for an annual cost of ~\$130. The Board agreed to continue the program since feedback has been positive.

Dennis mentioned he has received minimal requests for roofing and a few shed requests. All requests followed HOA guidelines. He had received a request for house painting and the current CC&Rs stated a homeowner may paint their home the original color or a combination dictated in the paint book. The paint book is over ten years old and may need to be updated in the near future though no action is scheduled. Dennis also mentioned fences may be left a natural cedar color or stained.

There was a follow-up from the annual meeting regarding windows. Several homeowners have stated their window seals are failing. The window manufacturer is bankrupt and the company that purchased them is not honoring the warranty. It was mentioned that an email to the neighborhood asking about their current windows could be sent and then those homeowner’s could pursue legal action with the company. The HOA would not be a party to a lawsuit.

Treasurer’s Report:

Karen provided an update on outstanding dues. Currently there are fourteen late homeowners. One homeowner has contested they are one year late and believe they are current. In addition to the fourteen homeowners one homeowner is on a payment plan and another homeowner has

asked to pay the dues upon time of their home being sold. Four homeowners are more than one year late. Karen explained the process of how late fees were being added and then removed if payment was promptly received. The Board discussed sending warnings for liens to the four homeowners who are over one year in arrears. The Board discussed the process specified in the CC&Rs and how there should be a process put in place for payments, late fees, and executing liens. The Board agreed to revisit this item during the next meeting.

Karen presented that there is \$16,107 in reserves and \$32,974 in checking. The HOA has received \$26,890 in dues for the 2012 year.

Karen mentioned the new version of Quickbooks she required was \$124 which was less than budgeted.

Karen mentioned the current status with the TRHOA website. Karen is planning to transition to GoDaddy in July. Keith will work with Karen with the website migration and any updates.

Board Meeting Schedule:

The next meeting is scheduled for the September/October timeframe and Brett will schedule the time.

The meeting adjourned at 9:04 PM.

Robert Parnell, Secretary, prepared these minutes.