

Taylor's Ridge Homeowners Association

Minutes of Semi-Annual Meeting

June 6, 2001

Location: Library of Cedarcrest High School

Attendance: nine homes were represented

Board Members attending: Jim Dowden, President; Robert Smith, Treasurer; Christian Gunther, Secretary

Architectural Committee Members attending: Jim Henderson, Chairman

The meeting was opened by President Jim Dowden at 7:37 PM. The following business of the Association was conducted:

Nomination and Election of a Treasurer to Replace Current Treasurer

Bob Smith recently announced his retirement from the position of treasurer. Two years are remaining in his current term of service. A replacement is needed by Fall of this year. No nominations had been received prior to the start of the meeting. Jim Dowden asked for nominations from the floor. None were received. A number of names were submitted as potential candidates for this position. These persons will be contacted by the board and asked if any are willing to serve out the remaining term. In accordance with the by-laws the board will be able to appoint a treasurer without going through an election by the members.

Report by the Treasurer

Bob Smith presented the financial status of the Association. The Association has \$ 19,333.78 operating funds on hand, \$ 5,299.46 are in capital assets reserve, accounts receivable are \$ 279.14. The total current assets are \$ 24,912.38.

A number of homeowners are still delinquent with their dues payment after having been notified of this status 3 times. The next step will be the placement of liens on their properties for the amount due including late fees.

The budget includes funds (\$ 1653.44) for seasonal planting which will not be done. Homeowners had approached the board suggesting that this expense was not necessary. The board concurred. The seasonal plantings at the entrance were replaced by perennial heather. Unused funds (\$1024.56) for this item are available for some other use.

The financial position of the Association is favorable at this time. Bob pointed out, however, that the need for funds to maintain and replace capital items associated with the common properties is unknown at this time. The budget contains \$ 2200 as this year's contribution for capital repairs. These funds have been deposited into the savings account of the Association.

Yard Maintenance Amendment to CC&Rs

Jim Dowden presented a proposed amendment to the Declaration of Covenants, Conditions and Restrictions of Taylor's Ridge (CC&Rs) on yard maintenance. The current CC&Rs are somewhat vague on this subject. In response to numerous questions on what homeowners are required to comply with on yard maintenance, the

board has discussed and drafted an amendment to the CC&Rs. The homeowners present were all in favor of an amendment as proposed. The board was directed to proceed with polling all homeowners who can be contacted by e-mail. The purpose is to determine how much support exists for the amendment, which will have to be voted on by the members. A majority of the homeowners (71 votes) is needed to amend the CC&Rs. If the response is favorable the board will then proceed to a full member vote.

Dues payment Amendment to CC&Rs

Bob Smith presented a second amendment proposal dealing with delinquent dues payments. Comments from the attendees included the use of collection agency and continuing to charge late fees until the overdue account is paid off. The discussion concluded with proceeding with the amendment as written. Feedback from a larger number of owners will be obtained as described under item 3) above.

Architectural Committee Report

Jim Henderson, recently elected chairman by the members of this committee, presented the report. He noted that the committee is making an effort to reduce flow time for disposition of member requests for approval submitted to the committee. To help with this, Jim asked if there were any members present interested in participating in the committee. Valerie Morrell volunteered to serve on this committee.

Common Area Landscape and Capital Repair Committees

Jim Dowden addressed the need for additional committees. The board needs more member involvement to address the wishes of the majority of the homeowners and to keep the neighborhood a desirable place to live and to maintain property values. The Common Area Landscape Committee is to focus on identifying needed repairs and/or improvements and associated funds on the common areas of the association such as landscaping along NE 150th Street, the entrance and the tot lot. Phil and Mary Beth Bissel volunteered to start this committee.

The capital repair committee is to focus on maintenance and repair of fences, signs, mailbox stands and sprinkler systems. The first task will be to identify all such items falling under the jurisdiction of the Association. The next task will be to develop a plan including a schedule for when repairs are needed and for identifying the needed funds to assist with budgeting. Dwight Longuevan agreed to form this committee.

New Business

Jim Dowden described the situation with the pine tree clusters in the landscaping along NE 150th Street. These trees were planted too close together and are now growing into each other. This will eventually cause these trees to die. This item was discussed by the board at the 4/24/01 board meeting. A bid has been obtained from the Association's landscape contractor, Greenblade. For \$1500 Greenblade will remove 10 pine trees, two trees out of each cluster of three, grind the stumps and bark the areas affected. Since this expense is not in this year's budget, Jim asked the attendees if this work should be done, and if so, should it be done this year or perhaps next year. Postponing this work will only increase the cost of correcting the situation. It was also pointed out that the elimination of seasonal plantings has caused \$ 1024 be available. The attendees agreed unanimously to proceed with this work this year.

Additional Discussions

The following items were brought to the attention of the board:

Mailbox Stands

The stands look trashy with postings stapled to the stands. A homeowner mentioned that another development has placed signs on the stands prohibiting the placement of any advertisements on the stands. It is not known how effective these signs are. The homeowner was encouraged to find out about this and report to the board.

Dog Problems

Leash laws are not being obeyed and some corner lots appear to bear the brunt of the problem of dog owners not cleaning up after their dogs. The posting of signs was suggested reminding of the leash law and the requirement of cleaning up after the dogs.

Speeding Motorists

Excessive speed was mentioned as a safety concern on NE 151st Street and at the 278th Ave NE/NE 156th Street intersection. Jim Dowden will talk to the city about this.

Maintenance of Drainage Ponds

A homeowner living next to the drainage pond on 277th Ave NE mentioned that the door in the fence does not stay closed in high winds. Young children could easily gain access to the inside and potentially drown in the water. He further asked for clarification of who is required to maintain these areas. Jim explained that the city is responsible for such areas in our development. He will contact the city to relay this concern.

The meeting adjourned at 9:15 PM.

These minutes were prepared by Christian Gunther, Secretary.

(\$ 1653.44)