

Taylor's Ridge Homeowners' Association

Minutes of Board Meeting

March 12, 2007

Meeting Location: Karen Gilbert's home

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

President Robert Parnell called the meeting to order at 7:45 PM.

Meeting Minutes:

The minutes of the January 8, 2007 board meeting were reviewed and approved.

Treasurer's Report:

Roger reported that the Association has been faced with unexpected bills amounting to \$6,900 resulting from the December storm damage. Annual dues payments have been received from 122 owners. Reserves are at \$2,079 and the checking account balance is \$20,400.

Architectural Control Committee:

Rob reported that Randy McLeod expressed interest in the ACC director position. The board agreed to offer the position to Randy. Rob will talk to him and if he agrees the board will vote by e-mail on his acceptance for this position.

Quarterly Newsletter:

Kim agreed to prepare the next newsletter. This issue will publicize the upcoming neighborhood garage sale. Kim asked for additional ideas on content.

Landscape Committee Report:

Dave reviewed JP's proposal with the board. It was agreed to meet with JP on site and review the specific items. The board approved to go ahead with barking and seasonal flowers at the main entrance.

Storm Damage:

Rob will start conversation with the homeowners on the 150th Street fence repair. It is not yet clear who is responsible for this repair, the homeowners or the Association.

Easements:

Rob will notify six homeowners by letter concerning the areas so far maintained by TRHOA but not being covered by easements. Our lawyer advised us to discontinue the landscape maintenance of those areas. If owners are willing to allow for such easements and if the general membership agrees, maintenance could resume in the future.

CC&R's:

As part of our ongoing effort to update the CC&R's we have learned that Rules are details of the CC&R's. TRHOA currently does not have any Rules. The board can change the Rules, but they may not contradict the CC&R's. The main focus of our effort in updating the CC&R's will be on establishing Rules.

Next Board Meetings:

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

The meeting adjourned at 9:25 PM.

Chris Gunther, Secretary, prepared these minutes.