

Taylor's Ridge Homeowners' Association
Minutes of Board Meeting
March 25, 2015

Location: Brett Newell's home

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

President Brett Newell called the meeting to order at 6:43 PM.

Meeting Minutes:

No prior meeting minutes were put forth for approval

President's Report:

Brett stated the meeting would be mostly focused on follow-up items from the annual meeting. He spent a few minutes discussing bank owned and foreclosed homes in the neighborhood and what the Board will do regarding landscaping upkeep with spring quickly approaching.

The Board agreed the bank which owns the home needs to be contacted to maintain the home and if they don't then the HOA will begin maintenance and recoup costs. It was recognized the HOA maintenance approach can be time consuming prior to actual landscaping work can begin so everyone agreed the bank needs to be contacted now. Karen and Brett took the action to obtain the bank's contact information.

Besides one home in question the association is not aware of any yards that may require bank follow-up.

Landscaping Report:

Pete reviewed the bid obtained from Contour Fencing for \$4,100 and described what it included. Pete stated that several other companies have been contacted and they have declined the opportunity stating they only worked on fences they built. The Board unanimously agreed to move forward with the bid from Contour Fencing given the apparent value for work quoted.

Pete then reviewed the bids received for restaining the fence. The Board held a lengthy discussion regarding restaining the fence, the effort to work with homeowners to access their property, the value of a full stain (front and back) or a half stain (150th facing only). There were also questions regarding the value of staining at this point in the fence's lifespan. Pete agreed to obtain bids for ½ staining in addition to full staining. He did state the HOA needs to get on calendars soon for the summer. These companies have referred him to commercial pressure washers given the length of fence as the amount of pressure washing is beyond their scope.

The discussion transitioned to a conversation regarding the merits of pressure washing and the potential need for the company to truck in their own water or request access to the city's fire hydrants. It was determined accessing homeowner's water may not be worth the effort. Pete agreed to follow-up with the city and obtain bids from commercial washers with the capability to truck in water.

The Board agreed to revisit the issue of staining and pressure washing at the next meeting once bids were obtained for full and ½ coverage.

Pete moved to the bids received to fix the monuments at the main entrance. He stated the companies mentioned the damage appears excessive to only be accounted for weathering. The companies said the level of wear could be due to construction quality or people standing on the flat parts. Members of the Board mentioned while no one has ever seen direct vandalism there likely could have been some over the years. The three bids received range from \$2,200 - \$8,500. The highest bid was for a complete refurbishing. The medium bid was for approximately \$4,500 and included reinforcement and caps for the pylons to avoid water pooling and people standing on the columns. Pete agreed to ask the company with the \$2,200 bid to confirm if their quote included such reinforcements. The Board agreed to revisit this topic in the next meeting.

The sunset trees was discussed regarding the next steps to move forward based on the outcome at the annual meeting for a neighborhood vote. The Board agreed to consult the lawyer to develop an addendum which would be sent out the neighborhood. The Board discussed conditions for replacement and reasons to consider a non-replacement request. Karen asked for ideas to be submitted to her by Sunday. She would send out a draft letter to the Board the following Sunday (April 4th) for Board review prior to submission with the lawyer. Once the addendum has been written up the Board agreed to move forward with a neighborhood vote.

Architecture Report:

Karen mentioned she was looking for additional quotes to update the exterior paint color book. Carly stated she had a potential contact for Karen and would provide the information. There was a brief discussion about the paint book and what information was provided to the community.

Finance Report:

Karen mentioned 30% of the dues were received and the due date is April 8th. Karen stated she would be ready to send out reminders soon afterwards.

The meeting adjourned at 8:04 PM.

Robert Parnell, Secretary, prepared these minutes.