

Taylor's Ridge Homeowners' Association

Minutes of Board Meeting

May 23, 2006

Location: Roger Porter's residence

Attendees: David Buchthal, Jan Buchthal, Kim Harrington, Robert Parnell, Roger Porter, Joe Mulkern, and Chris Gunther

Guest: Pete Bower, Postmaster, Duvall

President Robert Parnell called the meeting to order at 7:05 PM.

USPS Proposal for Secure Mail Boxes:

Duvall's Postmaster, Pete Bowers, made himself available for answering questions on his proposal for secure mail boxes and discussion of other options to make our mail stands compatible with the new delivery vans.

Meeting Minutes:

The minutes of the April 18th board meeting were reviewed and approved with a minor modification.

Mail Stands:

Hometown Services submitted a quote for removal of the existing mail stands. The cost is \$200 per stand unless the posts were set in concrete, which would raise the cost to \$400. Other contractors and bids are being pursued.

Modifying the existing stands to accommodate individual lock boxes does not appear to be cost effective.

It was thought that relocation of mail stands might not be feasible. Any mail stand option will therefore have to utilize the current locations.

Treasurer's Report:

The Association's expenditures are on track in accordance with the budget. Annual dues collection stands at 98%, that is 4 owners have not yet paid. One of these owners has notoriously been behind paying his dues. A discussion ensued if the option of placing a lien on this property should be used if this owner does not quickly pay up. The TRHOA tax return was filed.

Joe has previously expressed his desire to resign from the treasurer's position and agreed to stay on until the taxes were done. Since this task has been completed, Joe resigned effective May 23, 2006. Roger Porter was

appointed by the board to serve as interim treasurer until the next annual meeting.

Landscape Committee:

Dave has received a copy of the contract with JP Landscape Services. The board decided to hold off on seasonal flower plantings due to the tight budget situation. The leaf spot problem on the maple trees was discussed. Dave will contact True Value for potentially needed treatment.

Old Business:

Newsletter: Kim Harrington reviewed her plans for the first issue of a newsletter. She received a number of suggestions for content of the letter and will submit it for approval by the board via e-mail as soon as possible.

Fence: Plans for the completion of the 150th fence project were discussed. The next neighborhood mailing containing ballots for the mail stands will include a survey on the preferred surface finish: leave as is, stain or paint. In the meantime, Rob is looking for a contractor interested to do the work.

Duvall City Funds: Rob followed up on the question whether City funds would be available for mail stand modification expenses. The answer is no. These funds cannot be used for projects on private property.

Trailer Parking: In order to get a better handle on excessive RV parking, the board thinks the CC&R's need to be strengthened. Since the Buchan Corporation originally put the CC&Rs in place, it is the opinion of the board that the CC&R's need to be updated. Cameron Park rewrote their CC&R's.

The meeting adjourned at 9:00 PM.

Chris Gunther, Secretary, prepared these minutes.