

# Taylor's Ridge Homeowners' Association

## Minutes of Board Meeting

November 9, 2009

**Location:** Dennis Schaul's home

**Attendees:** Karen Gilbert, Pete Mallot, Roger Porter, Dennis Schauls, and Chris Gunther

Roger Porter called the meeting to order at 7:45 PM.

### Meeting Minutes:

The minutes of the 8/10/09 board meeting were unanimously approved as written.

### Overview of Annual Meeting:

The slide deck for the upcoming annual meeting (11/09/09) was reviewed. The board agreed with the message to be presented to the homeowners.

### Treasurer's Report:

Karen reviewed estimated year-end expenditures in comparison to the budget. Landscape Maintenance may be at \$15,000 at year-end versus \$19,000 budgeted. Fuel charges being off are a major reason for the underrun. Repair & Maintenance is expected to be at \$2000 vs. \$4000 budgeted. Water consumption continues to be high being close to \$6000 vs. \$4300 budgeted. The rest of the budget items are approximately close to their budgets. As in previous years, we will transfer \$3000 to our capital reserves account. Year end account balances are expected to be \$16,000 in savings and \$16,200 in checking. Annual Dues have been collected, all but one.

Proposals for 2010 annual dues were discussed and focused primarily on a minimum budget of \$28,000 with \$200 dues and continuing the 2009 budget of \$34,000 with \$245 dues. The lower budget would still allow to do some work on restoring the lawn along 150th Street. The higher budget would be required if the owners decide to upgrade the tot lot.

### Landscape Committee Report:

It was stated that the tot lot is in need of cedar chips for safety reasons. It was decided to add more chips in spring.

**Architectural Control Committee:**

Dennis reports that he has not received any requests for ACC approval. The subject of allowing composition shingles was discussed. The board decided to bring this up for a vote at the annual meeting.

The meeting adjourned at 9:15 PM.

Chris Gunther, Secretary, prepared these minutes.