

Taylor's Ridge Homeowners' Association

Minutes of Board Meeting

November 17, 2008

Location: Dennis Schauls' home

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

President Robert Parnell called the meeting to order at 7:30 PM.

Meeting Minutes:

The minutes of the September 8th board meeting were reviewed and approved after some minor corrections.

Landscape Committee Report:

David reported that a tree on the tot lot has been damaged. JP Landscape will be asked to review the damage and provide an opinion concerning need for replacement.

Treasurer's Report:

Roger was not able to provide a report at this time due to a computer problem.

Architectural Control Committee:

Dennis recommended that the Board consider additional roof materials. There are composite shingles on the market which are now used in high quality house construction. Approvals for replacement roof materials continue to be made on a case-by-case basis.

He also remarked on the committee's decision making process. It is difficult to get timely responses from committee members on approval requests. The Board agreed that a time limit of 72 hours will be imposed. If no response is received by the deadline, Dennis will assume approval by the member.

Miscellaneous:

Karen reported that there has been low response to her e-mail message to the neighborhood concerning this year's plan for holiday lights installation. A minimum of ten homes participating are required to make the program feasible. At this time, it is not certain if the program will have a go.

The TRHOA website is up to date including board meeting minutes. Also our budget will soon be available on the site, as well as approved house colors schemes.

Annual Meeting Preview:

Items to be covered at the meeting will include:

- next year's budget and dues
- size of capital reserves
- filling of vacant board positions
- use of professional management if vacancies cannot be filled
- tot lot improvement
- landscape improvement along 150th street

Next Meeting:

The next meeting will be the annual meeting on 12/10/08 , at the Duvall Fire Station. Start time is 7:30 pm.

The meeting adjourned at 8:48 PM.

Chris Gunther, Secretary, prepared these minutes.