

Taylor's Ridge Homeowners Association

Minutes of Board Meeting

November 21, 2000

Location: Jim Dowden's residence

Attendees: Jim Dowden, Bob Smith, Christian Gunther

The meeting was opened by President Jim Dowden at 7:30 PM. There was no specific agenda. The following items were discussed:

Election of Officers

At the Annual Meeting, Bob Smith was re-elected for a three year period, and Chris Gunther was elected for a two year period. It was decided that Bob will continue as Treasurer, and that Chris will be the Secretary.

Architectural Control Committee

Concern was expressed by Bob Smith related to dwindling membership in this committee. No specific action was taken to remedy the situation at this time. Letters have been sent by Jim Dowden to 3 owners who built sheds with no ACC approval or plans.

Enforcement of CCR's

The discussion covered which situations may constitute an infraction and what action the homeowners expect the Board to take. Options range from do nothing, to enforce a remedy and cover the expenses by a lien on the property. Input from the surrounding neighbors of an offending homeowner was expressed to be an important element in deciding what action to take. This subject was raised at the annual meeting and the Board was directed to develop Rules and Regulations.

Secretary duties

Chris should take over maintenance of the membership list and future mailings.

When to Use an Attorney?

The possibility of adopting more rigid past due assessment rules was discussed in the Annual Meeting. The necessity to get an attorney involved was considered. The need to search for an attorney was discussed. The Board will search the Wash. Bar Assoc. and other HOA's.

Change of Signature Cards

The Secretary of State and The B of A need to be informed of the new Officers.

Annual Meeting Letter and Minutes

Jim Dowden will work with Gerry Vanderwel to draft the minutes, and publish to the owners.

Year 2001 Dues

Bob Smith will send out the Year 2001 dues assessments by 12/31/00 with payments due by 1/31/01.

Insurance for the Tot Lot

Jim Dowden is working with the insurance company to renew the General Liability insurance and obtain bonding for the Officers.

How to Increase Communications to Owners

The decision was made to use electronic means for communication as much as possible. Email and the web page will be the primary means of communication. The Annual Meetings will occur twice a year.

Entrance Flag Poles

Jim Dowden will request Buchan to remove the entrance flag poles.

The following action items were defined:

Contact Cameron Parks HOA concerning who their attorney is.	Bob Smith
Contact Doug Faulkner concerning Doug's proposed attorney.	Jim Dowden
Notify authorities about change of officers of TRHOA.	Bob Smith
Draft letter to homeowners to be mailed with the distribution of annual meeting minutes.	Jim Dowden
Mail out dues assessment separately and end of year.	Bob Smith
Send letter to Heidi requesting removal of flags at entrance.	Jim Dowden

The meeting adjourned at 9:15 PM.

Minutes were prepared by Christian Gunther .