

Taylor's Ridge Homeowners' Association

Minutes of Annual Membership Meeting

November 4, 2004

Location: Library of Cedar Crest High School

Attendance: Attendance was not as high as in 2003. Eleven homes were represented including board members' homes.

Board Members attending: Dan Vander Wal, President; Joe Mulkern, Treasurer; Christian Gunther, Secretary

The meeting was opened by President Dan Vander Wal at 7:40 PM. The following business of the Association was conducted:

Reading of the Minutes of the Last Membership Meeting:

Chris Gunther read the minutes of the last membership meeting held on November 6, 2003. The minutes were approved as read.

Treasurer's Report:

Joe Mulkern reviewed the budget items for the year and provided status of the current and projected year end actual expenses. All big expenditures like Landscape Maintenance, Water, Repair and Maintenance and Insurance came in at or below budget. There were no expenses for Landscape Barking and Seasonal Plantings. \$5000 will be allocated per the 2004 Budget Plan to the Capital Reserves which are estimated to total \$24,545 at year end. The Association expects a cash surplus for the year of approximately \$8,600 accounting for bills due in November and December. It is proposed that the cash surplus be applied to cover 2005 expenditures. Thus, the 2005 budget is proposed to be increased to \$36,770 while maintaining the annual dues at the 2004 level of \$200.00. The proposed increase in the 2005 budget is due to an increase in the Repair and Maintenance item from \$2100 to \$7200 and slightly higher allocation to Office Supplies.

The report was followed by some questions from the members and discussions of the budget items.

The 2005 budget plan and proposed dues of \$200 were approved unanimously.

Other Business:

Architectural Committee: The chair of the committee, Jim Henderson, has expressed his desire to give up this position. He also suggested that the color guide be posted on the web site. Names of committee members should also be listed.

Lights at Main Entrance: The Association will get quotes for restoration of entrance lighting.

Landscape Committee: Jan and Dave Buchthal will join the Landscape committee. Rachel Baker, also volunteered to assist with this committee.

New Business:

Election of New Board Members: Jan Buchthal was approved as Board Member at Large to fill the position vacated by Mike Bramble.

The meeting was adjourned at 8:30 PM.

These minutes were prepared by Christian Gunther, Secretary.