

Taylor's Ridge Homeowners Association

Minutes of Annual Membership Meeting

November 7, 2002

Location: Library of Cedarcrest High School

Attendees: xx homes were represented including board members' homes

Board Members attending: Dan Vander Wal, President; Kim Harrington, Treasurer; Christian Gunther, Secretary

The meeting was opened by President Dan Vander Wal at 7:42 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 14, 2001. The members present approved the minutes as read.

Treasurer's Report

Kim Harrington started her report with a recap of the 2002 budget versus actual expenditures. Most items are projected to be under budget at year's end. Overall the estimated under run is about \$4700. Water and landscape barking are the biggest items in the budget, however bark was not applied this year. The estimated year end capital reserves are \$14,424. Landscape barking is being put into the 2003 budget again. The proposed 2003 budget is \$32,217 with annual dues proposed to be \$200.49 for 141 homes. This is slightly higher than the 2002 dues of \$189.57. The proposed budget was discussed by the members. A motion was presented to set the dues for 2003 at \$200.00. The motion was seconded and approved unanimously.

Old Business

Entrance Seasonal Plantings

A question from the floor was why weren't flowers planted at the front entrance? Dan Vander Wal responded that this is a work in progress. The association needs a person to take over the landscape job. Phil Bissel has not been available for the major part of the year. Cari Lawson has volunteered to take over the landscape committee with Kim Redmond as co-chair.

Common Area Review

Dan reviewed the common areas in the Taylor's Ridge neighborhood. The common areas and some areas which are not legally common area are currently included for maintenance in the landscaping contract. A motion was presented to exclude the area between Taylor's Ridge I and II at Manion Way from the landscape maintenance contract. The motion was seconded and approved unanimously.

Another motion was presented to continue to maintain track A, B, D and the retention pond common areas as before. The motion was seconded and approved unanimously.

Taylor's Ridge Entrance Sign at 278th

The desire to install a Taylor's Ridge sign at the 278th street entrance had been expressed at previous meetings. The need for an easement for the sign was discussed. A motion was presented to install a sign at the left hand side on 278th with expenses not to exceed \$2500, to continue to maintain this entrance and to contact an attorney for assistance with the easement issue. The motion was seconded and approved unanimously.

Tot Lot

It was reported that water from the sprinkler system has been running down the drain. It appears the sprinkler system requires some adjustment. This action was assigned to the landscaping committee.

Trailer Parking in the Neighborhood

It was noted that the enforcement of the CC&R's needs to be stepped up.

Mail Box Stands

More details will be provided during the first quarter of next year. Bob Barden volunteered to lead the effort for the stand near his house.

New Business

No new business items were discussed at this meeting.

The meeting was adjourned at 9:05 PM. The meeting was followed by a questions and answer session with the Major of the City of Duvall, Becky Nixon.

These minutes were prepared by Christian Gunther, Secretary.