

Taylor's Ridge Homeowners' Association

Minutes of Board Meeting

November 8, 2007

Meeting Location: Robert Parnell's home

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

President Robert Parnell called the meeting to order at 7:43 PM.

Meeting Minutes:

The minutes of the September 17, 2007 board meeting were reviewed and approved as written.

Newsletter:

Karen will start working on newsletter. The content was discussed and will cover the Holiday Lights program, the CC&R ballot results, the annual homeowner's meeting including an announcement for an open board position and an update on the Sunset Maple fungus issue.

Landscape Committee Report:

Dave has received bids for replacement of Sunset Maples destroyed by the last storm at the main entrance. JP will charge \$250 per tree for removal and replacement. The association may want to replace as many as 6 maples.

The main entrance lights were discussed once more. The wiring for the up-lights is in poor condition since it was not put in conduits originally. The board decided not to repair the wiring for these lights.

Dave also reported that the landscaping at the back entrance was cleaned up and barked.

Treasurer's Report:

Roger reported that we are finally covered by liability insurance again. The company, which has been slow in responding, has cashed our check for \$2,480. Our total expenses for the year are well under budget. We are able to put \$3,000 into savings to bring the reserve fund to \$5,000. A discussion followed on developing a budget for 2008. Without any major expenses ahead, it looks like we will be able to present a dues proposal of \$250 at the annual meeting. This may have to be increased if the membership decides to replace all 6 maples at the main entrance.

Miscellaneous:

Robert clarified the following items:

- Homeowners are responsible for repairing sidewalks. As our maples keep growing, there is a potential that eventually their roots could damage sidewalks. Homeowners should also watch out for damage caused by heavy delivery trucks.
- Certain common areas in our neighborhood, like retention ponds, are owned by the City of Duvall. The city is not obligated to maintain these areas but will occasionally do so.

Architectural Control Committee:

Randy was not able to attend the meeting.

Action Items:

- Dave will obtain bids from JP Landscaping for 2008.
- Rob will determine approximate cost for tot lot renewal.

Next Meeting:

The next meeting will be the annual meeting at the Duvall Fire Station on December 5th at 7:30 PM.

The meeting adjourned at 9:30 PM.

Chris Gunther, Secretary, prepared these minutes.