

# Taylor's Ridge Homeowners' Association

## Minutes of Board Meeting

October 12, 2004

**Location:** Dan Vander Wal's Residence

**Attendees:** Dan Vander Wal, Joe Mulkern, Kim Harrington, Karen Gilbert, Chris Gunther

The meeting was opened by President Vander Wal at 7:13 PM.

The minutes of the 8/03/2004 board meeting were read and approved after some corrections in the treasurer's report.

Joe Mulkern presented the treasurer's report. All association dues have been collected. To date, expenditures for landscape maintenance are on track with the budget. Water and power expenses are below budget. Expenses for office supplies are above budget due to additional mailings conducted early in the year. Total cash on hand amounts to \$35,000. A discussion followed concerning the upcoming expenses for repair and painting of the 150<sup>th</sup> street fence. Dan has obtained estimates which average \$15,000. Three options for covering this cost will be presented to the homeowners at the upcoming annual meeting:

- 1) cover repair out of cash reserves and keep dues at the current level of \$200
- 2) raise dues to \$235 and cover rest out of cash reserves
- 3) increase dues to \$250 and cover rest by cash reserves

The following items will be proposed to be included in the 2005 budget:

- Karen Gilbert requested that \$14.95 be allocated to cover the cost for the association's web site. Yahoo has discontinued the free bare-bones web site support we have been using in the past.
- Explicitly budget for copying and mailing cost of the neighborhood directory

In preparation for the annual membership meeting, Kim volunteered to assist Joe with creating charts for the meeting and Karen will send out e-mail reminding members of the upcoming meeting. The position of a second member-at-large on the board has become vacant. Mike Bramble has moved away.

Quotes for the repair of the tot lot equipment have not been requested yet. The repair will be done in the spring.

The problem with the lights at the main entrance requires further review and expert input. The power supply line goes to the right hand side and a cable runs below the street to the left hand side. This cable is apparently less than required gage and has been causing problems with the lights on the left. Replacing this cable appears too costly. A solar panel may provide a cheaper solution.

The board is concerned with the lack of committee representation at the meetings. Board members feel that feedback and status reports are important for conducting the business of the association.

Most of the mailbox stands have been cleaned up and repainted. Four of a total of 22 stands have yet to be done.

Karen expressed concern about speeding cars in our neighborhood. This is not a new issue and is not just a Taylor's Ridge issue. The City of Duvall has been very active in addressing this problem in adjacent developments. Placing "Children at Play" signs in the middle of the road is being opposed by some homeowners. Speed bumps which had been explored some time ago are not allowed by the City. No action was decided upon.

The meeting adjourned at 8:30 P.M.

The minutes were prepared by Chris Gunther, Secretary.