

Taylor's Ridge Homeowners' Association
Minutes of Board Meeting
October 1, 2015

Location: Brett Newell's home

Board Attendees: Brett Newell, Robert Parnell, Karen Hausrath, Dennis Schauls

President Brett Newell called the meeting to order at 6:55 PM.

Meeting Minutes:

No prior meeting minutes were put forth for approval.

President's Report:

Brett provided a brief overview of neighborhood activities over the summer. He helped mediate a fence reconstruction effort and provided an update on homes past due on annual dues and in foreclosure.

The board discussed his mediation efforts but decided the Board should not be involved with efforts regarding backyard and side yard fencing. These should be resolved between the neighbors since the Board has minimal, if any, authority in these areas.

The dues for the home at 27806 NE 156th were paid by an intermediary company. Our attorneys have informed us that prior homeowner is still the legal owner and ownership has not transferred to the bank. The homeowner has not performed maintenance on this home for several months. The Board authorized maintenance work which was performed during the summer. The Board is awaiting invoices from the Landscaping Company. Our attorneys have informed us that if we file a lien to recoup payment we will be nullified by the primary lien holder which is the bank. Therefore, the attorneys have recommended we do not put any more money into the property until ownership has been transferred after the foreclosure sale which is scheduled for January. The Board asked Karen to follow up with our attorneys to clarify next steps and if we can start a process now to carry over to the new owners. The Board agreed to not put any further money into the property until the sale in January and the new owners have an opportunity to perform maintenance. The Board also agreed to waive the \$23 in late fees from the late annual dues payment. The Board also agreed to send an email to the neighborhood explaining the situation with the property since we have received multiple complaints over the past year.

Brett raised the topic of neighborhood lawns after this extremely hot summer. The Board agreed to mention lawns in the next newsletter and ask neighbors to reseed this Fall or Spring.

Landscaping Report:

Pete was not present for the meeting but it was discussed that the monuments at the main entrance were fixed. There were some open questions regarding the project to stain the fence. It was the general consensus that the window to stain the fence was rapidly closing and this likely would need to wait until next year.

Finance Report:

Karen mentioned that our water budget is over for the year due to a broken sprinkler. JP Landscaping fixed it as soon as they were notified. The Board believes it was broken for several days. There was a discussion regarding if the city could send us a notification if water use was extreme. Karen agreed to look into this.

The Board also questioned seasonal plantings since Karen stated she hadn't received an invoice for them and no one saw them planted. These are budget items and this will be addressed for next spring.

Architecture Report:

Dennis stated that all new roofs were compliant with the approved materials.

Karen showed a proposed version of the Paint Book with an updated color scheme of six new palettes. The Board reviewed and approved it for neighborhood use.

The meeting adjourned at 8:30 PM. Rob Parnell had to leave the meeting by 8pm. Karen Hausrath provided information regarding the paint book.

Robert Parnell, Secretary, prepared these minutes.