

Taylor's Ridge Homeowners' Association

Minutes of Board Meeting

October 26, 2005

Location: Dan Vander Wal's Residence

Attendees: Dan Vander Wal, Jan Buchthal, Dave Buchthal, Bob Elliott, Joe Mulkern and Chris Gunther

President Vander Wal opened the meeting at 6:40 PM.

Meeting Minutes:

The minutes of the 6/13/2005 Board Meeting were read and approved as written.

Treasurer's Report:

Joe Mulkern presented proposals for the 2006 budget and annual dues in preparation for the upcoming annual membership meeting. The attendees thought it was important to maintain the dues near past years' levels. It was agreed upon to propose to the membership dues of \$250. This amount was arrived at considering the expected higher cost of the fence repair and maintaining adequate reserves for further unspecified maintenance and repair cost.

The treasurer was requested to consider CDs for obtaining a better return for the Association's capital reserves.

While the cost of fence repair was discussed, Dan brought up the issue of adverse possession with respect to the fence. It is the opinion of the board that the Association owns the fence along 140th Street and not the individual homeowners. Some owners have taken the fence down to gain access to their properties and have done a poor job in restoring the fence. Since the Association has never approached these owners, they could potentially claim ownership under the common law provision of adverse possession. This typically applies to real estate, and it is not clear how it could be applied to the fence situation. This subject will be further discussed at the annual meeting.

Neighborhood Greeter:

Bob Elliott suggested revitalizing the newcomers greeting program. This was agreed to. The 2006 budget will include an item to cover the expenses.

Lock Boxes:

Jan Buchthal mentioned mail theft occurring in our neighborhood. Lock boxes have been installed in other developments and should be considered perhaps for this neighborhood. It was mentioned that the postmaster must approve any change in the mailbox situation. Jan will bring information on this subject to the annual meeting.

Annual Meeting Invitation:

Dan will mail invitations to all homeowners. The meeting will take place at 7:00 PM on 11/16/2005 in the library of Cedarcrest High School.

The meeting adjourned at 8:05 P.M.

Chris Gunther, Secretary, prepared the minutes.