

Taylor's Ridge Homeowners' Association
Minutes of Board Meeting
October 29, 2016

Location: Brett Newell's home

Board Attendees: Brett Newell, Robert Parnell, Karen Hausrath, Carly Boudreau, Tom Redmond

President Brett Newell called the meeting to order at 6:36 PM.

Meeting Minutes:

No minutes were put forth for approval.

President's Report:

Brett started the meeting welcoming the Board members and confirming that Dennis Schaul's has resigned from the Board due to moving from the area. All architectural requests will be handled by Brett and Karen until a replacement is found. Any architectural topics that do not follow existing policies will be raised to the Board for any further triage.

Brett provided an update on the house located at the corner of 278th and 156th Pl. There currently is not any knowledge of a sale but the yard continues to be maintained. The fence has been repaired and a portion of the roof was replaced.

There was an update on the property located on Manion way by 157th PL. This house is in the process of foreclosure due to bankruptcy. Outstanding payments due to the HOA will be unrecoverable due to an overall loss on the house by the main lender.

There was a discuss regarding trailer and boat enforcement. It is difficult for the Board to follow-up with complaints due to job and other family conflicts. Letters have been sent but even that can be time consuming. There was a conversation regarding hiring a management company to provide CC&R enforcement. Rob explained this had been considered several years ago, but it would raise annual dues up to ~\$400/home. At the time the Board decided to continue with self-enforcement. Keith agreed to research this and obtain some bids with set options.

Landscape's Report:

Keith stated one of the HOA trees by the main entrance has come down and is in the process of being replaced. Karen raised one of the newer trees is looking sickly and may have to be replaced. Keith will contact JP and look into replacement.

Keith stated light bulbs at the main entrance have been replaced but members of the board stated some bulbs are still out. Brett and Keith will look into the light bulbs and perhaps a less expensive option.

This led to a larger conversation regarding the cost of JP Landscaping. The Board discussed the benefit of continuity and the work performed over the years. It has been several years since the previous request for bids and the Board agreed to invite another company to bid for 2017. Tom and Keith agreed to manage this effort.

Keith stated the work on the monument is complete and the Board agreed it looked good. Keith was going to close out the effort.

There was a discussion regarding the fence surrounding the tot lot and to officially add it as common area property to the by-laws. This will be discussed at the annual meeting in 2017.

Newsletter

There was a discussion regarding a newsletter prior to the annual meeting. The topics to be included are

- List the open positions
- A reminder of CC&Rs regarding siding replacement
- A reminder of what items needs Board approval
- A request to “if you see it, report it” since the Board does not patrol the neighborhood

Treasurer’s Report

Karen provided an update on the budget. The water bill was high due to some broken sprinkler heads. Otherwise, the HOA is tracking to the overall budget.

This led to discussions regarding topics for the annual meeting

- Set a budget for 2017
- Perhaps invite city planner to discuss new annexation that would extend Manion
- An update on a management company

Karen had already researched available dates. There were not a lot of dates available and it was agreed to have the meeting on January 23rd. There was agreement there should be a prep meeting before the annual meeting. Brett agreed to schedule this meeting and send out reminders as the date was closer.

The meeting adjourned at 8:50 PM.

Robert Parnell, Secretary, prepared these minutes.