

Taylor's Ridge Homeowners Association

Minutes of Board Meeting

October 3, 2000

Attendees: Jim Dowden, Gerry Vanderwel, Bob Smith, Jim Henderson

The meeting was opened by President Jim Dowden. The first item of discussion was the forthcoming Annual Meeting. It was decided to have the meeting at Cedarcrest High School on November 13, 2000 at 7:30 PM. The proposed items to be discussed at the Annual Meeting were the following:

1. Ratification of the Year 2001 budget.
2. Elect replacement for retiring director.
3. Discuss possible rules clarifications of yard maintenance.
4. Possible CC&R amendment for penalties for past due assessments.
5. Ways to improve information flow and communication with lot owners.
6. Other business as may be properly brought before the meeting.

The current budget status was presented by Bob Smith. It appears that with the additional assessment of \$46, that expenses for the Year 2000 would be met. The proposed budget for Year 2001 was presented and discussed. Items were added for barking and 5% increases for the landscaping cost. The proposed assessment for the Year 2001 would be \$189.57. This would also maintain the reserve amount each year at the \$2200 level for future fence repairs, etc.

A discussion was also held regarding late fees for past due assessments. Collection of assessments has been difficult and stiffer penalties may be of significant help. This will be brought up at the annual meeting.

Bob Smith suggested that committees are needed to determine capital reserve requirements and for managing landscaping items. The current capital reserve amount is not based on a formal plan. Gerry Vanderwel suggested that we use task teams for these items instead of setting up perpetual committees.

The suggestions on how to improve financial processes, as petitioned by Karla Howard were discussed. It was decided that:

- 1) memos sent to owners should be signed by the responsible officer after Board assent (all communications to date have been with Board assent).
- 2) financial books audited are to be audited by the President monthly to assure financial integrity.
- 3) discuss how to increase the level of financial visibility at the annual meeting. The new web page contains current financial visibility on an annual and month-to-month basis.

Prior to the Board Meeting, a meeting of the Architectural Control Committee was held. Jim Henderson was the only member of the ACC attending. The discussion centered around several sheds that have been built without ACC approval that have not followed the ACC rules. Memos will be sent to those owners requesting compliance. The ACC is operating with a rotating quarterly chairman. The present chairman is Mike Bramble.

Minutes prepared by Jim Dowden and Bob Smith