

Taylor's Ridge Homeowners' Association
Minutes of Board Meeting
September 21, 2017

Location: Brett Newell's home

Board Attendees: Brett Newell, Keith Laycock, Robert Parnell, Karen Hausrath, Tom Redmond, and Carly Boudreau (excused)

President Brett Newell called the meeting to order at 6:40 PM.

Meeting Minutes:

Previous meeting minutes were verbally reviewed and will be approved via email.

Brett started the meeting requesting a direction from the board regarding the level of endorsement and support the HOA will provide to the Growth committee Tom is leading. Brett stated the city had reached out to him regarding the HOA's involvement. Tom provided an update on the status of effort. Tom showed an example of the flyer that will be sent out for the next meeting currently scheduled for October 3rd. There was some discussion regarding if the flyer was too political and if the context was appropriate. One question placed prominently on the flyer is "Why do we need to Annex"? Some on the Board felt this waivered from the original context of what the group was about which was traffic impact on the neighborhood. Tom stated this was the first question raised by a TR homeowner at the initial meeting and that is why it was on the bulletin. Tom was asked if other HOA's are endorsing this work because the pending developments have impact beyond Taylor's Ridge. The feeling was if multiple HOAs endorsed the meeting rather than just Taylor's Ridge it may carry more clout with the city. Tom stated there was interest and support but he hadn't had the opportunity to obtain explicit endorsements. In addition, Tom stated that all information provided is public material published by the city and the group had not endorsed any candidates currently running for office. After much discussion, the following was unanimously agreed to.

- The link to the TRHOA website will be removed since there isn't any information about this effort posted.
- The TRHOA will provide a mailing list for the neighborhood.
- The TRHOA will sponsor and endorse the meeting if the "annexation" question is removed and a statement is added to contact the city council under the "What you can do section".
- The TRHOA sponsorship logo will be removed and TRHOA will not provide funding for this meeting if the "annexation" question is not removed and the additional request to contact council members is not implemented.

Tom will take these requests for modification back to the group for consideration.

Keith provided an update on landscaping. The Tot Lot fence, which was approved at the annual meeting, has been replaced and stained. Keith also stated the replaced LED lights at the 150th entrance are doing well. Brett mentioned a few additional lights (non-LED) had burned out and

Keith was going to look into it. For next year Keith stated Washington Landscaping recommends replacing the sprinkler heads along 150th since many of them are 20 years old. Washington Landscaping will provide a quote which will be included in next year's budget. In addition, the Board would like a quote to add wood chips to the tot lot. Keith mentioned some of the boards on the tot lot structure may need to be replaced next summer and the Board should plan to budget for the removal of two trees in the tot lot. The trees are not in jeopardy of falling over and cause any damage but we should be proactive.

Brett stated that Scott had resigned from the architectural board position due to time commitments so he and Karen had been managing requests. Karen put a few requests in front of the Board for approval.

- There is a request for additional roofing material manufactured by Malarkey. The Board was positive on this addition but there were questions regarding the differences between the Windsor XL and Windsor product line. Karen stated she would obtain pictures of installations to assist the Board with their decision.
- There was a homeowner request to install new garage doors with a different architectural design from what is currently installed in the neighborhood. The Board unanimously agreed with design approach. The Board voted to approve only painted doors 4-1 since this better aligned with the architecture of the neighborhood (Rob Parnell voting in favor of non-painted "natural" wood).
- There was a homeowner request to alter the design of their front door. The Board voted unanimously in favor the four designs being considered.
- There is a homeowner request to alter the height and size of their third garage bay to accommodate a RV. The Board voted unanimously to not approve this architectural modification.
- There is a homeowner request to install security cameras. The Board unanimously voted to not require Board permission to install "personal" security cameras (Ring, Costco, Arlo, etc.).

Karen provided a treasurer report stating all homes had paid annual dues. There is \$25,000 in savings and \$16,400 in checking. Karen shared the county auditor's assessment of the tot lot which went from \$1,000 to \$11,000. This seemed like an extreme increase so Karen was going to appeal. Karen shared her experience in just attempting to get a question answered by the county on this assessment since it seems to be in error since this is the first increase anyone could remember.

Karen gave an update on the water bill sharing that the August bill was quite high compared to the prior months. There was some discussion if this was due to 2x a day watering since no one knew of any water leaks. Keith agreed to follow-up with Washington Landscaping and it was decided not have 2x day water in future years.

Brett stated he would follow up with Lara at the city to send out a tree replacement letter.

The meeting adjourned at 8:35 PM.

Robert Parnell, Secretary, prepared these minutes.