

Taylor's Ridge Homeowners' Association

Minutes of Board Meeting

September 26, 2006

Location: Moonray Espresso Meeting Room

Attendees: David Buchthal, Janice Buchthal, Kim Harrington, Robert Parnell, Roger Porter, and Chris Gunther

President Robert Parnell called the meeting to order at 7:45 PM.

Meeting Minutes:

The minutes of the July 6, 2006 board meeting were reviewed and approved including a minor modification.

Treasurer's Report:

The Association's expenditures for the year are high due to mostly expenses for the fence and maintenance in the amount of \$47,000. Water expenses have also been high due to some long dry periods. The water bill has been as high as \$1800 per month. Eliminating non-essentials such as barking and seasonal plantings, we may come in at \$2000 below this year's budget. One owner is still delinquent in paying annual dues. A registered letter will be sent to inform the owner of the consequences of not paying the dues.

The board decided to turn the water sprinklers off for the season to avoid additional water charges.

Fence Update:

The fence project is complete including clear coating for life extension. The board wants to keep the fence as part of the common properties of the Association. This will allow us to maintain the uniform look along 150th Street. Rob will forward the two letters which were sent to the affected home owners to Karen Gilbert for posting on the website.

Mailstand Replacement Update:

The replacement is expected to happen soon. The installer of the stands will also remove the old stands for \$100 per stand.

Newsletter Draft Review:

Kim presented a draft of the next issue of "Taylor's Ridge News". The Board offered suggestions for content. The newsletter is expected to be distributed shortly.

Christmas Lights:

Kim has volunteered again to organize setting up the lights for those owners who need a cherry picker to set up their display.

Board Changes:

Rob has proposed to make the heads of the landscape and architectural committees board positions to increase feedback from these committees at board meetings. This plan will be presented to the annual membership meeting in November. Further, the following current positions are up for election: president, treasurer, and secretary. It is expected to also fill the new positions for landscaping and architecture. The board is planning to retain two member at large positions to oversee welcoming, website and newsletter.

Landscape Committee:

Dave will work on obtaining a new contract for landscape maintenance for next year. In order to reduce cost to TRHOA, he will explore the feasibility of joint bids for more than one neighborhood.

Dave volunteered to clean up the egged main entrance signs.

Rob received questions on who is responsible for the neighborhood trees, e.g. who trims and sprays? The board restated that the owners are responsible for their trees.

Miscellaneous:

Janice will contact the City regarding rules for installing speed bumps.

Peter Luhrs will be invited to speak after the annual meeting on local issues such as annexation.

Annual Membership Meeting:

As preparation for this meeting, the board decided to present sets of priorities to the membership including impact on annual dues. Option packages will include items such as barking, annual flowers, updated CC&Rs, additional entrance signs and enclosures for the new mailstands.

The annual meeting is scheduled for November 15th at 7:30 pm in the Duvall Fire Station.

Next Board Meeting:

The next meeting is set for October 30th at 7:30 pm in the Moonray Espresso meeting room.

The meeting adjourned at 9:30 PM.

Chris Gunther, Secretary, prepared these minutes.