

Taylor's Ridge Homeowners' Association

Minutes of Board Meeting

September 4, 2013

Location: Brett Newell's home

Attendees: Keith Laycock, Brett Newell, Christian Gunther, Robert Parnell, Pete Mallot, Karen Hausrath

Not in Attendance – Dennis Schauls (Excused)

President Brett Newell called the meeting to order at 7:05 PM.

Meeting Minutes:

The prior meeting minutes were approved as written.

President's Report:

Brett raised the discussion of reserving the fire station for an annual meeting in November. The Board discussed elections for 2013 open positions and sending dues out by February 1st to slowly roll back dues being sent out by the end of the calendar year.

Some topics for discussion were

- Pulte homes will begin development in Spring 2014 for a new housing division
- The Board discussed sending a communication to the city planner regarding a sign similar to what was put in place for the division by Judd Park to prevent traffic to Hawthorne Park
- Brett mentioned a future meeting with Legacy Ridge to obtain more information regarding the new development

Landscaping Report:

It was estimated that 8+ trees are dead with many more sick in the neighborhood. It was discussed obtaining a neighborhood wide bid from J.P. Landscaping to replace all the trees at once with the cost being picked up from the neighborhood. The trees should be replaced in the spring or fall to avoid summer heat and minimal water.

Action: Pete will contact J.P. for a neighborhood quote regarding the tree replacement.

Action: Pete will contact J.P. regarding a quote to re-cement one of the dog bag posts and replace bark chips at the tot lot.

Action: Pete will look into the light sensors at the main entrance

There was a brief discussion regarding trees that are overhanging the sidewalk and it was determined a reminder would be sent out during the next quarterly newsletter.

There is a request from a homeowner to possibly replace the trees that used to be at the far west end of the common property on 150th. The Board will look into replacing two to four trees depending upon available space and desire to prevent overcrowding.

Architecture Report:

Dennis reviewed there was a request from the Campbell residence to replace their driveway with stamped concrete. This will most likely be approved upon completion of the review.

There was a brief discussion regarding sheds which are allowed per the CC&Rs if they follow the guidelines.

Karen brought up an earlier discussion regarding updating the exterior paint color book. The first book is over ten years old and colors have migrated.

Action: Karen will look into consultants and prices and report back.

Finance Report:

Karen reviewed the current budget and invoices received to date. There was a discussion regarding bark and trees and how the water costs are currently lower than allocated budget.

There was a discussion regarding three homeowners who are past due. Karen mentioned we are approaching the 120 day notification period and she is prepared to send the last notices.

Karen mentioned it has been a few years since the neighborhood phonebooks were last sent out. There have been several households that have changed owners and several long term neighbors have asked about new ones. It was determined new phone books should be planned for in 2014 along with added CC&R information regarding garbage cans, trees, and parked cars.

Other Business:

Brett discussed the need for a central online repository for files and emails. This information was historically in a file box with an accompanying flash drive but it has been misplaced during presidential transitions.

Action: Brett would send out an email providing an overview.

Board Meeting Schedule:

A date for the next meeting was not proposed though was depending upon availability of the fire station for the next annual meeting.

The meeting adjourned at 8:30 PM.

Robert Parnell, Secretary, prepared these minutes.