

Taylor's Ridge Homeowners' Association

Minutes of Violation Hearing Meeting

July 17, 2013

Location: King County Library, Duvall

Attendees (Board): Keith Laycock, Brett Newell, Christian Gunther, Robert Parnell, Dennis Schauls

Not in Attendance (Board) – Pete Mallot, Karen Hausrath

Attendees (Home Owners): Lance and Mari Davenport, Mike Ethredge, Carter Knowles, Dan Schuster, Greg Preugschat, Jack Martin

President Brett Newell called the meeting to order at 7:03 PM.

Meeting Minutes:

Brett opened the meeting by introducing the board members and providing an overview of the meetings purpose. Brett read the letter which raised visibility of the basketball hoop to the Board.

Brett provided a background on the process and overview of the updated CC&Rs.

Lance had an opportunity to address the board. He explained the basketball hoop was installed in June 2011. He stated he had reviewed the CC&Rs and had concerns on the vagueness of the line “equipment” as it could mean just about anything. Lance provided examples such as garden hoses, chairs, fire pits, and other variety of items which could be described as equipment. Lance went on to explain how the children in the cul-de-sac enjoy the basketball hoop and how it provides an outdoor activity. He elaborated that he obtained neighbors acceptance prior to installation. Lance asked that the Board provide acceptance to keep the basketball hoop installed.

Each neighbor in attendance provided support for the basketball hoop.

Mike Ethredge – The basketball hoop looked good and was well hidden

Jack Martin – The hoop keeps the children off of 151st which has some traffic issues. He asked if there was anything the HOA could do to divert traffic using 151st to avoid the stop sign at 150th and Baton Road.

Carter Knowles – He understood the Board was attempting to enforce the CC&Rs but wondered if given some other infractions if the basketball hoop was the best use of time.

Dan Schuster – The neighborhood is family friendly and the presence of the hoop and children playing helped sell a house in the cul-de-sac.

Dennis Schauls questioned the overhang of the hoop and who is responsible for the permit from the city. All parties understood the city could ask the hoop to be removed.

After the feedback period Brett mentioned the Board met on the topic and provided insight into the conversation. Board members provided additional insight

- The Board agreed the neighborhood has families and basketball hoops are part of the environment
- The Board wants to discourage basketball hoops on through streets like Manion, 278th, and 151st.

The Board took a vote and the basketball hoop will remain as will all other hoops in the neighborhood.

A subsequent discussion occurred describing how this was the first meeting to address a violation under the new enforcement and collections policy. Brett and Keith shared additional content on how this meeting was better attended than most annual meetings and feedback gathered on how to do this better will be reviewed and incorporated. Some of these items were

- The violation letter came across harsh for the infraction of a basketball hoop
- Need to provide context on what “equipment” means in the CC&Rs

Actions

- The Board will write-up a policy regarding permanent and temporary basketball hoops.
- Review and incorporate feedback from neighbors.
- The Board also will provide a letter outlining acceptance of the basketball hoop to Lance and Mare for their records.

The meeting adjourned at 7:48 PM.

Robert Parnell, Secretary, prepared these minutes.