

TAYLOR TERRACE HOMEOWNERS ASSOCIATION MEETING

Convened at the backyard of 2208 Temple View Drive
October 24, 2020 at 10:00 a.m.

Meeting Minutes

Present: *(in alphabetical order)* Terri and John CLAYTON (2218), Cameron DARBY (1224 E 2300 N), Patsy DARBY (2224), Beverly DEWSNUP (2176), Beverly Dewsnap representing Patricia WILKINSON (2246), Mark DOYLE (2094), Richard FUNG (2244), John HART representing BBR Investment (2148), Kermit McKINNEY (2214), Joe RICHARDSON (2130), Tanner RONEY representing 4 R Properties Ltd (2120 and 2122) and Graciela and Alberto RUIZ (2274) and Michelle SHRADER (2022)

Rich Wells (TPM Property representative).

Meeting Discussion:

- Update and review from TPM – Rich Wells.
 - Rich Well of TPM Property briefs the HOA property administration.
 - Vendors selection is still decided by the board.
- Review of balance sheet and income statement / dues for 2021 – Mark Doyle.
 - Mark Doyle reviews briefly the finance report and the projection for the next few years.
 - There will be no fee change for 2021 – unanimously approved.
 - The Luiz family asks about the railing painting – owners responsibility.
- Review of projects completed and funds expended – Mark Doyle.
 - Brick wall repair and repaint.
 - Asphalt sealing.
 - Sprinkler repairs.
 - Tree and shrub pruning.
- Discussion:
 - Bylaws – Cameron Darby and Terri Clayton.
Sewer line – each owners responsible for the sewer line to the city line, but the units in the cul-de-sac connects to a connecting point then to the city line. Who owns the line from the connecting point to the city line – Provo City.
Cameron, Mark and Rich to distribute the CCR and by-laws to confirm with the current code.
 - Architectural guidelines – Cameron outlines the proposed architectural guidelines:
New architectural guidelines – approved unanimously.
Door color within the architectural guidelines – either white or black – independently approved with majority vote.
 - Projects for 2021 – Cameron Darby: mailboxes (about \$130 each) and lampposts (about \$125 each).

Vote on projects for 2021 – mailbox approved unanimously.
lampposts approved unanimously.

 - Sprinklers – Occupants to report leaks and broken sprinklers and DO SPOT WATERING if necessary: switched vendor on sprinkler maintenance but required to identify a new vendor in 2021 – major sprinkler repairs in 2020, better to maintain instead of replacing the aging sprinkler system, but eventually might need to replace it.
Proposed to have Joe Richardson to head up the sprinkler committee.

- Weed control.
 - Oak Lane fence – the board to check and discuss with the City about the fence to replace it with a guard rail.
 - Pruning – Owners responsible for up to 10 feet border out from foundation.
 - Structural painting – options available to the HOA: Joe proposed to delay the painting project and all agreed unanimously.
- Vote on new board members.
- It was proposed that Terri Clayton as chairman, Kermit McKinney as vice chairman, Mark Doyle as treasurer, Beverly Dewsnup as secretary and Richard Fung as board member.
 - The voting approved the proposed new board
 - Joe Richardson is willing to help serve on the sprinkler committee.
- Member questions.
- John inquired about the BnB, Rich indicated that our community has been zoned out of the BnB zone.
 - Mark raised that new owner should be aware of the CCR/by-laws and architecture guidelines and Cameron would revise and distribute the new guidelines. The board needs to file the new documentation for record.
- The meeting was adjourned at 11:15 a.m.