

This meeting was held by Zoom on October 30, 2021

Present: (In alphabetical order) Stephanie Broberg

Terri and John Clayton
Beverley Dewsnap
Mark Doyle (Proxy for Cameron Darby)
Richard Fung
Kermit McKinney
Michelle Osmond
Joe and Marianne Richardson
Vincent Schrader
Patricia Wilkinson

Rich Wells (TPM Property Manager)

Conducting: Rich Wells

Meeting Discussion:

Update and review of projects from October 2020-October 2021 by Terri Clayton

Solar lamps:

Installed---next project is to paint the posts.

Mailboxes:

New locking boxes were installed and the posts were weatherproofed

Keys were given to the owners and renters—one Key will be retained by the board in case keys are lost

The key could be replaced with a magnet if someone wanted this option.

Thanks given to Mark Doyle for heading this project.

Lawns:

Consensus was that the lawns were well cared for this summer.

Tru Green was our vendor for weeds and this seemed to work well this summer they are planning to winterize the lawn soon.

McKay was the mower and did an outstanding job.

Sprinklers:

Scott Liggett handled the sprinklers this year and he indicated that they will need to be updated in 2021-2022. Some were damaged due to the asphalt paving. He indicated that he needed a similar budget for next summer.

Tree and Bush trimming:

Maintenance of the landscaping will be done on a regular basis again in 2020.

Snow Removal:

Company has been hired for this winter

Minutes from the October 2020 Homeowners Association Meeting were read and approved by vote.

Budget Report:

The budget for next year was sent to all the owners by email.

The owners in the association are current in their dues and there have been only a few late fees this past year.

Extra moneys are needed for tree and bush trimming and clearing of landscape debris.

Snow removal costs were low last year and were below budgeted amount.

Sprinklers had more repairs last summer

Water—the costs continue to rise.

Board Members for 2021-2022

Both Joe Richardson and Beverley Dewsnap were replaced as Board members for next year.

Marianne Richardson and Vince Schrader were voted in as new members of the HOA board for Taylor Terrace

This Board will be as follows:

Terri Clayton—Chairman

Richard Fung—Vice-Chairman

Kermit McKinney—Treasurer

Vincent Schrader—Secretary

Marianne Richardson—At large member

Painting:

The Board is hoping to get quotes for repainting the units. Probably not all the units will be painted at the same time but hope to start next year.

Mark Doyle--- had companies give quotes for repainting the units while he was getting quotes for the outside wall which he could share with the board. He suggested that before payment was approved that the work on each home should be inspected.

Joe Richardson--- indicated that this was not a good time to contract for painting now as there is so much construction going on and it is hard to get skilled workers and there is a paint shortage.

It was indicated that the railings on the units need to be painted because of corrosion on the metal. There was some discussion as to whether the railing were the homeowners responsibility.

Beverley Dewsnap--- suggested having a painting fund to set aside money for the future.

Member Questions:

Stephanie Broberg—Question about the garage doors----do they all need to be the same?

They all need to be white---questions about windows in the garage doors---some units have them and some do not.

Question about the deck surface on the Broberg unit---suggested sealant or membrane

Mark Doyle—Question as to the preparation of the CCR's---Terri said they need to add some new items and discuss the sewer issue in the

Cul-de-sac. Joe Richardson indicated that homeowners were responsible to the center of the street. Terri indicated that the CCR's were the first order of business for the Board.

Kermit McKinney—suggested the Board set a date for the discussion of the CCR's.

Board Meeting:

November 13, 2021 at 9:00 AM was set as the date for the next Board meeting to discuss the CCR's

Sent from [Mail](#) for Windows