

**Turnbridge Manor**  
**Board of Directors Meeting Minutes**  
*June 21, 1997*

Meeting called to order at 6:50 pm

**Attending Board Members:**

Glynis Chester, Gina Kern, Chad Lancaster, Jeff Hampshire, and Scott Schmidt

Minutes from May 2007 were tabled until next meeting.

**Committee Reports:**

*Social committee –*

- Memorial Day picnic was cancelled due to weather. Picnic budget will be applied to the Fall Festival
- Our annual School Supply drive and National Night Out events are still in the works.

*Pool Committee –*

- Pool party calendar is in place on bulleting board and reserve sign is in the pump room cabinet.
- Shower in the works. Jeff checking on where they are and will give report to board.

*ACC Committee –*

- Action plan about down fences – due to high wind, fences being down is at an all time high. ACC and board have come up with a plan that homeowner must have contract from fence company in place that insures repairs or replacements are contracted. If the homeowner receives a notification in regard to fence then the homeowner would need to call Premier to give a completion date.

*Landscape Committee –*

- June “Yard of the Month” awarded to 14593 Turnbridge
- Board is looking for homeowners to “adopt” an entrance bed for regular weeding.

*Crime Watch Committee –*

- Chad Lancaster has set up a meeting on Saturday, June 24 at 4:00 with Officer Covington to discuss strategies on reducing crime in TBM.

## **Financials:**

- May Financial – tabled until 2<sup>nd</sup> review at July meeting
- Premier still not showing breakout of CD's

## **ACC Report**

- Several ACC request have been turned in incomplete. Diagrams should be included to give a clear and accurate view of what is being requested is warranted.

## **Homeowner Concerns:**

Email received [REDACTED] in connection with a neighbor's fence having been painted white by a previous owner.

- Letter to be sent by Jeff to explain that the fence is in violation and not approved by the board and when it is replaced that it will have to be stained in a natural wood color stain.

Email received [REDACTED] regarding lawn violations on Blakehill.

- Per Jeff, this has been resolved

## **Miscellaneous Administrative:**

Front Entrances – Bear Creek Masonry completed. Wood fence is to start first week in July.

MS Painting has completed cleaning and painting iron fencing along Independence.

Bob Owen Electric to begin work at Turnbridge entrance the first week of July.

Electronic sign to be installed at Isbell Elem. – Concern of this sign being distracting. Per school board, the sign will only be on during certain times of the day.

Valley Crest – concerns by board that Valley Crest has not had the best quality of work lately. Jeff will speak with Valley Crest to improve work.

Controlled Access card entry system at pool - Jeff gave board prices for review from Innovations Controlled Access. He will also get some additional prices for comparisons. Glynis and Scott felt that this should be tabled until next year's budget. Chad and Gina are for moving ahead with system.

Request by homeowner to put inflatable bounce house by pool for birthday party. After very careful consideration board decided that bounce houses, inflatable, or structures of any kind should not be allowed in the common areas by the pool. Concern of liability issues if someone gets hurt.

**Next board meeting – Tues, July 17<sup>th</sup>**  
**Location - home of Gina Kern**