

Turnbridge Manor
Board of Directors Meeting Minutes
August 21, 2007

Meeting called to order at 6:35 pm

Attending Board Members:

Glynis Chester, Chad Lancaster, Scott Schmidt, and Jeff Hampshire representing Premier Communities Management Company.

Committee Reports:

Social committee –

- Fall Festival is currently being planned. Date is Oct. 27, 2007.

Pool Committee –

- Resident requested to extend pool hours until midnight as “adults only”.
 - Discussed concerns about noise after 10pm and security.
 - We will review this again when the card reader system is installed next season.

ACC Committee –

- No report.

Landscape Committee –

- August Yard of the Month winner: 14934 Daneway, Bryan & Danielle Poche.

Crime Watch Committee –

- Jeff has an action item to get a quote for camera surveillance at the pool.

Financials:

- July Financial – approved
- Review and take actions on delinquencies.
- Pool expenses have been over budget due to the heavy pool use and chemicals need.
- All other areas (maintenance, utilities etc.) have been at or below budget.

Homeowner Concerns:

- No Report.

Miscellaneous Administrative:

- Front Entrances – Bill Johnson was behind schedule to install fencing due to rain. Because of the increase to cedar lumber the fence bid has been increased by \$912. Board approved and Jeff will have Bill proceed with project.
- Electric to Turnbridge Dr. entrance- Due to the fact that there is now an electrical board that needs to be installed the cost of this project has increased \$1430. Board approved and Jeff will have Bob Owens proceed with project.
- Postcards sent to residents with Jeff's contact info. Has not been done.
 - Action Item: Jeff checking to make sure that this is done.
- Turner Pool Company – Jeff was to speak with Turner about the pool water quality.

New Business:

- Set date for Annual meeting
 - Jeff will contact Isbell elementary school about reservations for Oct. 17th and look into getting a projector.
 - Discussed sending out information about the Annual meeting at least 30days prior to the date set.

***Next board meeting – Wed. September 19th at Glynis's house
October meeting will be Oct. 10th.***

Meeting adjourned at 8pm.