

Turnbridge Manor
Board of Directors Meeting Minutes
April 26, 2007

Meeting called to order at 6:35 pm

Attending Board Members:

Glynis Chester, Gina Kern, Chad Lancaster, Linda Bowman

Minutes from Mar 2007 were unanimously approved.

Committee Reports:

Social committee –

- Memorial Day Picnic planning ensues. Planning date Tues, May 8th.
- National Night Out – still looking for volunteer lead
- First neighborhood yard sale this Saturday, April 28th. 38 homeowners participating

Pool Committee –

- Pool opening Saturday, May 5th
- Pool Party Area – “Reserved” sign made and ready to be put on tables. Linda checking to see if there are any reservation for May so Glynis can put them in the pool area bulletin board.

ACC Committee –

- No report

Landscape Committee –

- April “Yard of the Month” awarded to 14506 Farmcote. Sign put in yard.
- New plants at entrances installed. Mulch following.
- City granted TBM exemption from water restrictions for 30 days for new planting. Linda marking restriction expiration to make sure to follow up with Valley Crest.
- Note: Linda has copy of sprinkler zones and times for the planters incase needed.

Financials:

- March Financials – approved

- General reporting still does not show different line items for staggered CDs. Premier accounting has changed one financial report but not the one the board looks at on a regular basis. Linda planning on going back to accounting to look at general reports. Concern from board is that any future board would not know that there is a break down of CDs and would like the reports to match.

ACC Report

No new concern addressed

Homeowner Concerns:

Email from [REDACTED] concerning paint in alley way. Linda will look for the paint and handle accordingly.

Email from [REDACTED] regarding basketball hoops in front yards. Linda handled during the month and is no longer happening.

Miscellaneous Administrative:

Electricity to Entrances -

From March min – Bob explained to Linda that there is already power on the TBM side. Linda to notify electrician for updated bid with this new information.

Update – *Per Linda there is a “box” at the Turnbridge entrance, however it is a cable box and not an electrical box. Linda contacted Bob Owens and West Elect again to look at and both confirmed. Board agreed to table issue until May meeting when Bob Kingsbery can attend.*

Gate and Sealant at Pool

From March Min – Bob and Chad to fix gate, which needs additional spring. Chad looked into what is needed to be done for the sealant.

Update – *Chad completing sealant around pool weather permitting. Also Chad needs the parts to fix the gate. Will be done in the next few weeks.*

Playground

Mulch put in at the playground and it looks great.

Entrances

Bear Creek starts stone work on Tues, May 1st

Next board meeting – Thur, May 24th –Location: home of Gina Kern