

Turnbridge Manor

Board meeting Executive Minutes

April 16, 2008 – 6:40 PM

Meeting called to order at 6:45 pm

Attending Board Members:

Chad Lancaster, Scott Schmidt, Kerri Kingsberry, and Jeff Hampshire represented Premier Communities Management Company.

Resident input/discussion

- None.

Minutes

- Review and approve minutes from the March meeting. **Approved via email.**

Committee Updates

Social Committee

- None
- Garage Sale coming up May 4th.

Crime Watch Committee

- No report.

Pool Committee

- Chad will put closer on main gate to see how this works. If it goes well a closer will be put on second gate. If not Pool Company will install two gate closers.
- Priority Pool Company has been sold. Jeff will get us a new contact phone number.
- Jeff will get another lock box for the pool
- Jeff will get quotes for new floor paint in the pool bathrooms and around the entrance area.
- Chad will send out pool sign choices for pool/camera signs.

ACC Committee

- Ron Gunia has accepted the open position on the ACC Committee.
- Glynis or Vince will send an invite to Ron Gunia for next meeting to meet the board.

Landscape Committee

- Jeff will follow up with VC about our trashcans not being emptied in the common areas. They need to make sure that they are emptied every time they come out.

ACC Requests and Violation Logs

- There were no outstanding ACC Requests.
- Reviewed Violation Log.
- Board has started to review ACC guidelines. Scott is reviewing Kerri and Glynis's changes and will be adding his notes then passing to Chad.

Financial Review

- March financials were not sent in time for review. These will be reviewed in the upcoming weeks.
- Reviewed CD's that were rolling and maturing. Board requested that the two CD's that are maturing be moved to Compass in a 9 month CD.

Homeowner Correspondence

- None

Miscellaneous Administrative

- Reserve study was approved and will be done. Quoted cost of \$2000.
- Board President will now send out an agenda one week before scheduled monthly meetings.
- Agenda item to be added for next month's meeting: Board will discuss and vote on our rules of order for board meeting minutes. There should be an executive copy and regular copy of meeting minutes recorded starting next meeting.
- Jeff to make sure that money was moved from the CAB account that did not originally get moved when accounts changed banks.

New business

- No new business.

Set next Board meeting date

Wednesday, May 21th at Scott's house at 6:30

14505 Farmcote

Adjourned 8pm.