

Turnbridge Manor
Board of Directors Meeting Minutes
February 22, 2007

Meeting called to order at 6:30 pm

Attending Board Members:

Glynis Chester, Bob Kingsbury, Scott Schmidt, Gina Kern, Chad Lancaster,
Linda Bowman and Jeff Hampshire
Resident visitors – Julee Bui and John Eldridge

Minutes from Jan 2007 were unanimously approved.

Committee Reports:

Social committee –

- Lead found for Spring Egg Hunt. Event will be held on March 31st
- Neighborhood yard sale being coordinated

Pool Committee –

- Chad rearranged motion detector lights. Seems to now have maximum light coverage.

ACC Committee –

- No updates

Landscape Committee –

- Valley Crest sent proposal for removal of shrubbery in planters. Board to consider removal of entire plants vs. just the holly against the wall.
- Board reviewed and approved plan for “re-do” of median at Alstone.

Financials:

- Jan Financials – not approved
- Concern of amounts in CD's
- CD's should be 50/50/50

ACC Report

Jeff has concern that we need to have clear guidelines on delinquencies.

Foreclosures are to be reviewed on case by case bases. Also higher concern once overdue amount exceeds \$1K.

Review of Fine Letter to be sent to all homeowners. 1st letter is friendly reminder. If violation is not corrected within two weeks, 2nd letter sent. After 30 days 3rd letter sent with fine amount (\$150). Fine can be assessed every 30 days. However, Premier will talk with HOA before fine applied.

Homeowner Concerns:

██████ – ████████ – ACC request denied for addition. ██████ informed board that request with city to build has been filed. Board reviewed proposed updates to addition. Board going to wait on city permit to move forward.

██████ – Concern from ██████ about some emails and comments on TBM blog in regard to a group of teens which included his sons.

Miscellaneous Administrative:

Electricity to Entrances -

Review of bids from Bob Owens and West Electric. Bids too high. Bob calling CoServe for pricing. Issue is electrical companies are looking at running electricity under roadway. Bob meeting with electrician to see what needs to happen to get electricity to these areas without the expense of digging under road for service.

Playground –

Filler needed at playground. Linda is to talk with Valley Crest for a price on mulch filler. Glynis suggested looking at replacing mulch with kid friendly rubber. She is to look at pricing. Also disc swing screws are loose. Chad going to look at tightening.

Next board meeting – Tues, March 27th
Location - home of Chad Lancaster