

Turnbridge Manor

Board meeting Minutes

February 20, 2008 – 6:30 PM

Meeting called to order at 6:35 pm

Attending Board Members:

Glynis Chester, Kerri Kingsbery, Chad Lancaster, Scott Schmidt, Lisa Courtney and Jeff Hampshire represented Premier Communities Management Company.

Resident input/discussion

- Tara Doering- Community Garage Sale Chairman.
 - o Combining our Garage sale with Hunter's Creek, same day as ours.
 - o Date May 2nd and 3rd for first one and sometime in October for 2nd garage sale.
- Ohlen Sapp- Pool security system.
 - o Did overview of new security system. Has the following action items:
 - Adjust parking lot camera
 - Adjust conduit for breezeway cameras
 - Add monitor to system.
 - o Putting access card reader in this week will contact Premier when done.

Minutes

- Review and approve minutes from the January 15th meeting. **Approved via email.**

Committee Updates

Social Committee

- 2008 Event Planning meeting to take place on 2-21-08.

Crime Watch Committee

- No report.

Pool Committee

- No report.

ACC Committee

- Ron Gunia is willing to replace Bill Glatch on this committee.

Landscape Committee

- Valley Crest has removed plant material from entrance beds after being instructed not to touch them. See attached document from John West- Committee Chairman.
- February Yard of the Month is 15144 Snowhill.
- Lisa met with Jeff with Valley Crest. VC was told not to maintain the entrance beds. John West had provided a list of items that Lisa will give to VC to maintain.

ACC Requests and Violation Logs

- Review XXXX application
- Voted on this: Voted to grant a variance on the border around the flower beds but to deny the border around the tree wells.
- XXXX denial letter did not have a reason for denial and should have. Premier will look into this and make sure it doesn't happen again.
- Reviewed any outstanding ACC Requests.
- Reviewed Violation Log.
- Revise ACC guidelines
 - Added in to not accept metal and wood borders around flower beds and trees.
 - Will revisit all of the ACC guidelines next week to look for possible modifications.

Financial Review

- Reviewed and approved January financials.
- Reviewed and discussed delinquencies.

Homeowner Correspondence

- None

Miscellaneous Administrative

- Discussed adjustments for security system at pool.

New business

-Chad will speak with the City about parking issues on the side street by the batch plants and pass along frustrations with inaction by the Frisco PD. Also speak with the PD about HOA private property and trespassing and their responses to recent issues.

Set next Board meeting date

Wednesday, March 19th at Scotts house
Adjourned 8:50pm.