

Turnbridge Manor
Board of Directors Meeting Minutes
January 25, 2007

Meeting called to order at 6:44 pm

Attending Board Members:

Glynis Chester, Bob Kingsbury, Scott Schmidt, Gina Kern, Chad Lancaster, Linda Bowman and Jeff Hampshire

Minutes from Nov 2007 were unanimously approved.

Committee Reports:

Social committee –

- 2007 Kick-off Meeting held 1/24. Approx 10 to 12 in attendance. Event dates set at meeting. Several events are in need of a lead person.

Pool Committee –

- Security lights not properly placed to maximize lighting. Linda checking pool area following 1/25 HOA meeting. Also Bob Owens coming next week to look at as well. Chad volunteered to meet Bob (or who ever else will fix lights) at the pool.
- NOTE: Board requested pool area lights to stay on 24 hours a day during pool season.

ACC Committee –

- ACC guidelines completed and sent for county filing.

Landscape Committee –

- Valley Crest to remove all plants, minus Holley's in planter's corners, to prepare for redesign by Apr 15. Planters will be vacant for approx 2 weeks. The only salvageable bushes are the "red" shrubs. These are to be used on the property if possible, if not they can be given to whoever helps put in plants during the redesign.
- "Garden Party" invitation to be sent to the neighborhood. This is to invite any residents that would be interested in planting to come on a particular day (TBD) to plant flowers for spring redesign. Glynis to send out info via email blast and in newsletter.
- In regard to payment for new install, board to request check at least 2 weeks in advance of install to have check ready for vendor.

Financials:

- Nov/Dec Financials – approved

ACC Report

- ACC Guidelines completed and sent for filing with Collin County
- Guidelines currently on website
- Violation Log Reviewed
 - [REDACTED] residence – still not in compliance with guidelines in regard to car port. Premier to go ahead with legal action. All doc's prepared. Board approved the final go ahead for suit.
 - [REDACTED] Pensham – Premier sent TROPA letter today. Board approved legal action if they are not in compliance within 30 days.
- Due to overwhelming response from homeowners at Annual Meeting, the Board approved that fines will be assessed for outstanding non-compliance ACC violations. Homeowners will have 30 days to comply then notification of a fine of \$150 per month will be assessed. This notification is to be included with spring mailer.

Miscellaneous Administrative:

Front Entrance Redo -

Board reviewed several bids. Final decision was for Bear Creek Masonry for stone work. This bid did not include fencing; however Bob is working with another company for final pricing. Board decided that reserve should be used to pay for this improvement in light of increase of dues in '07. Linda checking our docs to make sure that reserve can be used for this type of improvement.

Electricity to Entrances -

Linda waiting for these bids. Both bids are due by next week. She will advise accordingly.

Newsletter -

Concern from board in regard to reader penetration of neighborhood information. Question arose if we should start mailing newsletters again. The concern with this is cost of mailings. Board concluded that we will try whiteboards at entrances at newsletter circulation time for approx 1 week and additional email blast to increase awareness.

Spring ACC Letter -

Suggestion from Jeff that a letter be sent to homeowners as a reminder that with spring around the corner that all yard projects and home improvements need to be approved by the HOA. This letter approved by the board. Additional items to be included with letter is a ACC request form, reminder of where to find ACC guidelines and forms (website), suggestions of what is considered permanent improvements, notification of boards intention of fines (effective Jan 1) and time frame of approval times. This letter is to be sent out ASAP.

Outstanding Electrical Easement Item -

After board clarified this item, Linda is now prepared to follow up on this item. This easement is in regard to electricity run from TBM to the new park.

Next board meeting - Thur Feb. 22
Location - home of Glynis Chester.