

Turnbridge Manor

Board meeting Minutes

June 25, 2008 – 6:30 PM

Chad Lancaster's home – 5908 Stowell

Call to order @ 6:44pm

Attending Board Members:

Chad Lancaster, Vince Lindley, Glynis Chester, Scott Schmidt and Jeff Hampshire representing Premier Communities Management Company.

Administrative Items:

-The board did receive all documents from Premier at least a full week before the meeting date.

Resident input/discussion

-None.

Minutes

- Review and approve minutes from the May 21st meeting. **Approved via email.**

Committee Updates

Social Committee

- No Report.

Crime Watch Committee

- No report.

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Pool Committee

- The board discussed the power washing of the pool area (deck/ common areas). This was completed last week and it looks good. The board agreed to wait to have the floors repainted. Will have this done during the pool off season so that we do not have to close the pool.
- Valley Crest did cut the bushes around the pool area in the pattern that the board requested for security reasons. This was suggested by the Frisco PD and it does allow them to see the pool area from the street when patrolling.
- VC (Valley Crest) did cut back the evergreen along the footpath on the north side of the playground area.

- Jeff is going to look at the tiles to see what he thinks and if they need to be cleaned some more.
- Board agreed to put more mulch in the play ground area (see board meeting notes from the 21st). Jeff provided quotes for the mulch from Soil Express. He is going to follow up about any city codes (minimum distance where the mulch needs to be from the top concrete boarder). Also to check on if the HOA can get a price break if we agree to have it done every year (3” a year for the next two years).
- There were 12 lounge chairs and 12 regular chairs that were purchased for the pool area in accordance with our budget for some new pool furniture.

ACC Committee

- No report.

Landscape Committee

- Vince did repaint our entrance “Turnbridge Manor” letters. Thanks Vince!
- May Yard of the Month is 14890 Alstone.

ACC Requests and Violation Logs

- Jeff is to send board information about how to log into the new Premier Connect database.
- Jeff is to provide more information about XXXX. Timelines and communications/letters so that the board can act accordingly on what actions to take.
- Chad will review the ACC guidelines and pass to Vince this Saturday.

Financial Review

- May financials were approved by the board via email.
- June financials were approved by the board.
- The board started to review the reserve study provided by Jeff.
- The board voted and approved funds from a HOA CD account to be designated into the HOA reserve fund account. This is to follow the recommendations of the reserve study that was just completed last week.
- Mr. Smoucha will attend our next meeting to go over the reserve study in more detail.

Homeowner Correspondence

- None.

Miscellaneous Administrative

- Jeff is to work on a post card to send out to residents that will bring up fecal contamination and how it costs the HOA \$350 each incident and that residents need to remember to keep swim diapers on children that are not fully potty trained.
- Jeff is to provide the board with different versions of the delinquency reports so that we may decide what information that we need.
- Jeff to get quotes from ATT and any other service provider for a 3.0 MBpS connection.

Discuss New Business

- Jeff is to get a quote on the per linear foot for the 2ft pool fence extension where at 1 foot the fence starts to curve out to make it harder to climb over.

Set next Board meeting date

Next Meeting @ Glynis's house (14507 Pensham. Wed. July 23rd).
Meeting Ajournd @ 8:30p.m.