

Turnbridge Manor
Board of Directors Meeting Minutes
March 27, 2007

Meeting called to order at 6:50 pm

Attending Board Members:

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

Minutes from Feb 2007 were unanimously approved.

Committee Reports:

Social committee –

- Egg Hunt set for Sat, March 31st
- Memorial Day Picnic – lead volunteered
- National Night Out – still looking for volunteer lead
- Food Drive – collected 831lbs which is the largest amount of food from TBM for Frisco Family Services

Pool Committee –

- Pool opening Saturday, May 5th
- Pool Party Area – table in alcove to the right of the entrance will be designated area for parties. Linda to look at getting a plastic sign to be attached to the table in this area stating “reserved for parties”. Party calendar to be posted in pool bulletin board area for general reference.
- Leak Detection and Repair – board approved bid from Turner Pool Co for leak detection.

ACC Committee –

- [REDACTED] fence – problem with fence is it a double fence and should have been fence with a common side. Board concerned that 6” area between [REDACTED] residence and [REDACTED] residence will not be maintained. This area is on [REDACTED] property and legally will have to be maintained to city and TMB ACC code. The fence was approved by the ACC committee accidentally by a misunderstanding of the fence line. Letter to be sent from Premier to Mr. [REDACTED] that fence is in non-compliance, approved in error, and if fence is to be replaced in the future, it will need to be on the original fence line.
- In the future ACC is to double check CCR’s if request is unclear or ambiguous.

- Tim Champagne resigned from committee. Vince Lindley approved by HOA via email as Tim's replacement.

Landscape Committee –

- Valley Crest's bid approved by board to remove all shrubbery (with exception of Nellie Stevens hollies in corners) from front planters as well as Indian Hawthorn from Alstone median. Linda checking on exact date of removal.
- Bear Creek Masonry bid approved for stone work for front entrance re-do approved by board. Linda to notify homeowners at entrances that will be affected by the re-do. Letter is to specify the plan for this area, state the code in CCR's for HOA to do this, and be able to give a timeline of fencing to be down.
- Bob still checking with fencing companies to get pricing to make final decision on wood part of the re-do.
- Playground Filler – Bob checking the FISD on what is used in their play areas for pricing.

Financials:

- Jan Financials – approved
- Feb Financials - approved
- CD's are currently staggered in \$50K increments. However reporting does not show this. Request to Premier to add account on balance sheet to show how much is in each CD. Also if maturity date of each CD could be added to monthly reporting would be very desirable to board.

Delinquencies –

- Account 00182-9332 – board approved moving into foreclosure due to continual outstanding balance.
- Account 00182-9031 – Linda to check on property to see if occupied and will advise accordingly.

ACC Report

■■■■ Alyworth – petition for injunction filed with court. Board can expect 4 to 6 weeks before court date scheduled. Linda will need to attend if settlement is not reached.

■■■■ Pensham – homeowners in the process of removing sunroom. At this time only half the destruction is complete. ■■■■ contacted Premier to ask for extension of completion date. Board granted 30 more days.

Homeowner Concerns:

Email from [REDACTED] in regard to vandalism in Frisco Park. Bob responded.

Email from [REDACTED] regarding homes with poorly maintained yards and cars with advertising parked on the street. Linda contacted homeowner with advertising on car. Homeowner now parking in the back and has removed advertising. Also Linda sent first round of letter to homes with excessive weeds.

Miscellaneous Administrative:

Electricity to Entrances -

Bob explained to Linda that there is already power on the TBM side. Linda to notify electrician for updated bid with this new information.

Gate and Sealant at Pool

Bob and Chad to fix gate, which needs additional spring. Chad looked into what is needed to be done for the sealant.

Sign for Yard of the Month

Linda talking to Fastsigns for samples. Samples will be sent via email for board approval.

Next board meeting – Thur, April 26th

Location - home of Gina Kern