

Turnbridge Manor

Board meeting Minutes

May 21, 2008 – 6:30 PM

Vince Lindley's home – 14664 Pensham

Call to order @ 6:44pm

Attending Board Members:

Chad Lancaster, Kerri Kingsbery, Vince Lindley and Jeff Hampshire represented Premier Communities Management Company.

Administrative Items:

- Board discussed executive minutes and how they would be recorded. Will place any executive items at the end of the regular minutes.
- Jeff sent the city Pool Permit to Chad to be placed in the glass case at the pool. This has been done.
- The board did not receive a delinquency report. Jeff is to check into this and get one to the board members.

Resident input/discussion

-Email from resident XXXX. She had a concern and issue about her yard/weed violation. The homeowner has discussed this issue with Jeff. Chad will draft a letter back to the homeowner and let the board approve before sending.

Minutes

- Review and approve minutes from the April 16th meeting. **Approved via email.**

Committee Updates

Social Committee

- Memorial Day picnic to take place on Monday 5-26-08.

Crime Watch Committee

- No report.

Pool Committee

- Chad has obtained new pool security signs and has installed them
- The board is going to meet at the pool area on 5/24 to discuss pool and common area issues. Attached are the notes from that meeting.



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- Jeff has obtained a new lockbox and Bob Kingsbery has installed.

ACC Committee

- No report.

Landscape Committee

- John West thinks the “Turnbridge Manor” signs need to be repainted as they are looking faded. Vince will repaint.
- May Yard of the Month is 14934 Daneway.

ACC Requests and Violation Logs

- Review fence violation for XXXX. They received a yard violation last month. This is going to TROPA due to fence violation.
- XXXX has a dead tree in the front yard. Jeff will document this and send out a violation letter. Jeff is going to send out a crew to take care of yard.
- XXXX has Christmas lights in the bushes in the front and has loose bricks in the flower bed. Jeff will send out a violation letter.
- XXXX has weeds in tree wells and needs a violation letter.
- 14508 Pensham has loose bricks in the flower beds that need to be removed.
- Jeff is to get the board more information about XXXX. The board has requested more detail information about their delinquency.
- XXXX is not to be fined again until 30 more days in light of him not getting a violation letter until this week.

Financial Review

- May financials were not received in time for meeting review. Will review via email before the next board meeting.
- Jeff agreed to make sure that we will get our financials by the 3rd Wed. of each month.

Homeowner Correspondence

- Email received from XXXX. Chad will send letter in response approved by the board.

Miscellaneous Administrative

- The board voted to change our regular monthly meetings to the 4th Wednesday of every month so that we may get our financials in time to be reviewed at the board meetings.
- Jeff is to provide the board with different versions of the delinquency reports so that we may decide what information that we need.

Discuss New Business

- Need Valley Crest to cut back the evergreens along the footpath on the north side of the playground.
- Vince is going to repaint the entrance letters, black, as residents have pointed out that they have faded.
- Lake fountain is not working. Chad has called the repairman and will meet him out there next week.
- Jeff gave a report of the accident where the HOA metal fence had to be replaced. Insurance is paying for this.
- Jeff stated that the reserve study should be completed in about 2 weeks.
- The parking lot at the pool area DOES NOT need to be re-stripped.
- The board has voted and approved to go ahead with the power washing of the pool common area to strip off old paint and to get re-painted ASAP.
- 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.
- Jeff is to put together a post card to go out to all residents with reminders about weeds and fence staining. Possible a date in there about the pool closing for one day to re-paint the floors?
- Jeff to call Soil Express to have them blow in some more mulch in the playground area. 1-866-830-6868 is their number.

Set next Board meeting date

Next Meeting @ Scott's. Wed. June 25th.
Meeting Ajourned @ 8:10p.m.