

Turnbridge Manor
Board of Directors Meeting Minutes
November 28, 2007

Meeting called to order at 6:40 pm

Attending Board Members:

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

Minutes from October 10th meeting approved via email.

Committee Reports:

Social committee –

- No report.

Pool Committee –

- No report.

ACC Committee –

- Please change Vince Lindley's email to vincelindley@aol.com.

Landscape Committee –

- November Yard of the Month winner: 5886 Stowell.
- Holiday decorations at entrances will be complete the first week of December.

Crime Watch Committee –

- No report.

Financials:

- October Financials – approved.
- Reviewed and acted on delinquencies.

Homeowner Concerns:

- Email received from [REDACTED] on 10/12/07 regarding a common area sprinkler near her home that had been on for 24hours straight. *Jeff has alerted Valley Crest of the problem.*
- Email received from [REDACTED] on 10/13/07 regarding several pumpkins that were removed from his yard and smashed in the street. *Glynis sent an email to the neighborhood to be on the lookout for vandals.*

- Received an email from a prospective resident on 11/8/07 asking for information about the batch plants. *Glynis responded with some general information and directed her to the city for more details.*

Miscellaneous Administrative:

- Valley Crest will complete irrigation repairs next week.
- We need another vendor for irrigation repair. Lisa will look into this but generally only contracted Landscape companies will do the repairs due to warranty complications when multiple companies do similar work on the same premises.
- Need to bid out pool and porter services. Jeff will send termination notice to Turner Pool Company. Lisa will get bid from White Knights porter service.

New Business:

- New Board member positions will be as follows:
 - Vice President- Kerri Kingsbery kerrickingsbery@yahoo.com term ends 2009
 - Secretary- Chad Lancaster- vz68t6@netzero.com term ends 2009
 - Member at Large- Vince Lindley- vincelindley@aol.com term ends 2008
- Chad will look into installing vents in pool pump room.
- Lisa will get quotes for storage facility.

Next board meeting – Wed. January 16th at Kerri's house- 6:30pm

Meeting adjourned at 8:30pm.