

Turnbridge Manor
Board of Directors Meeting Minutes
September 19, 2007

Meeting called to order at 6:40 pm

Attending Board Members:

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

The Board viewed DVD presentation of Premier Connect

Committee Reports:

Social committee –

- Fall Festival is currently being planned. Date is Oct. 27, 2007.
- Community Garage sales will not be placed under Social Committee Budget line next year, but be budgeted separately.

Pool Committee –

- Pool will close Oct.1, 2007. New “No Trespassing” signs have been hung.

ACC Committee –

- No report.

Landscape Committee –

- September Yard of the Month winner: 14716 Turnbridge.
- Annual color will be installed in entrance beds early to mid October.

Crime Watch Committee –

- Chad will follow up with Frisco PD regarding incident at pool.

Financials:

- August Financial – approved.
- Reviewed and acted on delinquencies.

Homeowner Concerns:

- Email received from [REDACTED] reporting a trailer that had been parked on Turnbridge for a couple of weeks. *Jeff sent a letter to the homeowner explaining that trailers are prohibited.*

- Email from [REDACTED] reporting city street lamp out on Turnbridge. *Jeff contacted the city and submitted a work order.*
- Email received from [REDACTED] about changing legislation to prohibit dove hunting within the city limits. Gun shots can be heard from property at 121/Independence. *I informed her that this is state issue, not city or HOA, and recommended she contact her state representatives.*
- Phone call received from [REDACTED] reporting lawn violation at [REDACTED] Aylworth. *This property is at TROPA stage. Jeff will send a fining letter to homeowner and a Valley Crest crew to cure the violation.*
- Email received from [REDACTED] reporting a violation at [REDACTED] Turnbridge. A clothesline is being hung across the back yard. *Jeff sent a letter.*
- Email received from [REDACTED] asking if the Dallas Morning News can put in a newspaper rack at one of our entrances between the flower beds and the meandering sidewalk. *The Board did not approve this request.*

Miscellaneous Administrative:

- Front entrance fencing is complete at all three entrances.
- Bob Owens Electric to complete Turnbridge entrance project by the middle of next week.
- Bid for camera surveillance at pool- \$6000. Includes 4 cameras, B&W or color, will need DSL line to monitor off site.
- Turner Pool Company – Water was left on again and we are still having problems with chemical balance. Also, bills were received for incomplete work. Jeff will get bids from other pool companies.
- Old Faithful had to replace 2 capacitors and a circuit board on the fountain. It is working fine now.
- Bob will look at pricing for decorative “spike” toppers for pool fence.

New Business:

- Letters announcing Annual meeting will go out tomorrow, 9/20/07.
- Rough draft of budget will be forwarded to Board.
- Discussed topics to be covered at Annual meeting.
- To be included on the proxy form, nominations for (3) Board vacancies should be mailed to Premier by Oct. 1st

***Next board meeting – Wed. October 10th at Chad’s house
Annual meeting will be Oct. 17th at Isbell Elementary.***

Meeting adjourned at 8:30pm.