

**Turnbridge Manor HOA**  
**Annual Meeting**  
**Wednesday, October 17, 2007**

7:08 - Call to order

**Attending:** Glynis Chester, Chad Lancaster, Scott Schmidt, Gina Kern, Jeff Hampshire, Lisa Courtney and homeowners.

**Determination of Quorum** – Jeff Hampshire and Lisa Courtney

**Purpose of HOA & Role of Premier** – Jeff Hampshire

Some questions regarding need for Management Company – Jeff responded with breakdown of exactly what Premier does on an everyday basis with regard to managing a community of our size.

**Recognitions** – Glynis Chester

- Chad Lancaster – Going above and beyond “Member at Large” duties
- Priya Subramanian – Updating the community directory
- Karen Bridges – Social Committee Chairman
- Tara Doering – Community Garage Sale Coordinator
- Robert Sturdevant - Crime Watch Chairman
- John West – Beautification Committee Chairman- designing and implementing the new landscape at the entrances
- ACC Committee members
- Bob Kingsbery and Gina Kern – outgoing Board Members- thanks for everything!

**HOA Nominations** – Glynis Chester

Previous nominations – Chad Lancaster, Kerri Kingsbery, Vince Lindley

Nominations from the floor – Arshad Nizam

**Election of New Board Members:** - Glynis Chester

Welcome new HOA Board Members: Chad Lancaster, Kerri Kingsbery, and Vince Lindley

**Review of 2007 Accomplishments** – Scott Schmidt

- The largest capital improvement was the extension of the stone entrance columns at the three main entrances
- The brick wall along Independence was repaired
- Installation of the motion sensor lights in the cabana area at the pool
- The iron perimeter fence along Independence was sandblasted and repainted
- Pool leaks were detected and repaired
- The Deck-O-Seal was replaced around both pools
- The entrance planting beds were cleaned up and redesigned with hardier (prettier) plants
- Both Alstone and Turnbridge Drive entrances had electric power run out to them, new meters installed, lighting and outlets installed
- The ‘Kiddie- Cushion’ mulch was replaced on the playground making it safer for our kiddos to play

- The Architectural Control Committee (ACC) Guidelines were adopted and submitted to Collin County
- Fining Guidelines for non-compliance with the CCR's were implemented based on overwhelming support from 2006 Annual Meeting Homeowner input

### **2007 Budget – Scott Schmidt**

- Landscape Maintenance costs were right on budget
- The increase in 2007 from budget in Common Area Maintenance was the replacement of the Kiddie-Cushion mulch in the play area (Line 5554)
- Amenity Center / Pool Maintenance was higher than budgeted due to the afore mentioned repairs
- General and Administrative Expenses were higher than anticipated for 2 main reasons:
  - Licenses and fees we needed to obtain this year different from last year
  - Legal Expenses not anticipated
- Committee expenses may be slightly over budget with the implementation of the semi-annual garage sales and the addition of the Beautification Committee
- Insurance and Taxes expense were right on target
- Estimated total income for 2007 is short to total estimated expenses by \$8,110.
- Based on current capital and reserve accounts, this shortage when compared to the capital improvements we have gained, is within budget tolerance
- The Board of Directors is NOT recommending any raise to current HOA dues
- A copy of the 2008 budget can be obtained by contacting Premier Management Company.

### **Game Plan for 2008 – Scott Schmidt**

- The Board has approved two expenditures coming from capital reserves for next year, together, both are within the Reserve Fund
- Obtain a Reserve study
- Continue what capital improvements we can and analyze the reserve requirements.
- 2008 last year of major foreseeable capital improvement expenses
- Set stage for 2009 and beyond to develop the Reserve Fund accounts
- Rolling CD accounts earning higher rates of interest. One established in 2006 and 2 were established in 2007
- First capital expense will be the installation of a Security Card lock system at the pool.
  - Do away with the keys...provides greater security and reassurance that residents are the ones using our pool.
  - Coupled with the card reader system will be a camera system at the pool
  - Prevention and deterrence to vandalism and pool misuse
  - Approximate cost: \$8,500
- Reserve study of all common areas and property as well as all hard points (buildings, systems, pond, walls, etc) that are held by the Homeowners' Association
  - Professionals that determine how much is needed to save in the Reserve accounts to maintain and, if need be, replace all community assets
  - Approximate cost \$2,500
- Continue to promote and organize the Fall Festival, Egg Hunt, National Night Out, etc.
- Organize and promote the semi-annual garage sale (newspaper ads, etc.)
- Encourage and develop community bonds within our own community as well as with the city

- Maintain the integrity of the covenants in place and be fiscally responsible in planning for the HOA's future

## Open Q&A

- **Why were the new wood fences at the entrance properties not completed from the side fence to the homes?** This section of fence could not be completed by the HOA because the Association does not have easement rights to that area. Homeowners were given the opportunity to finish off that small segment of fence at a reduced cost if they wished.
- **Why are 44% of administrative costs fees from Premiers?** Jeff Hampshire explained what services the management company provided and the value to the Association.
- **Can we get more Crime Watch signs?** We currently have signs at the entrance. Homeowner that asked questions was asked to provide the board with specific additional locations that they would be needed.
- **Concrete Plant????** This is not under the control of the HOA. Glynis has a contact for a group to contact that is fighting placement of the concrete plant if anyone is interested in getting involved.
- **Who owns vacant lots in neighborhood?** There are no vacant lots in the neighborhood. Gehan has 3 lots in the community that have been improved but not yet sold. Common areas cannot be built on and sold.
- **What can be done about cars parked for months on street and not moved?** Our HOA Covenants state that cars cannot be parked on the street for more than 24 hours, but the city considers neighborhood streets "public" and does not have a restriction. Unfortunately, city ordinances supersede HOA restrictions. We can send a letter, but ultimately the rule is not enforceable and homeowners are on the honor system to adhere to the policies they agreed to when moving here. Concern from homeowners that there is a safety issue regarding emergency vehicle access and general closeness when trying to drive down the street. Chad Lancaster repeated something he heard at a recent meeting with the Frisco fire department. The fire department showed pictures of a house in Hunters Creek that had caught fire and showed high tech equipment that the fire department can now use to combat house fires. AND showed that if vehicles had been parked on the street, and in the way of this very effective equipment, that equipment could not have been used. Suggested that these types of concerns be addressed at a City Council meeting.
- **Who oversees common area landscape?** Valley Crest is our landscaper, but they are directed by Premier.
- **Can grass grow in tree wells up to the tree?** Yes. Homeowner need to remove any border and hump from the area to get the best results. Suggested that homeowner let Premier know so that they are not sent a letter of non-compliance.
- **Why is maintenance and prevention in common areas important?** The Boards goal is to keep TBM looking great and maintain its value. As time goes by more and more repairs and maintenance will be required. Example: pool fencing, irrigation problems, etc. The reserve study planned for 2008 will help the board be prepared for these things.

- **Who decides capitol projects and expenses?** Ultimately the Board makes these decisions. Request comes from homeowners, Board members, and recommendations by Management Company as to projects or needs of the neighborhood. Example: camera system at the pool was requested last year at the annual meeting, the entrance bed redesign was requested by homeowners and the reserve study recommended by Management Company.
- **Is there an expiration date on ACC approvals for home improvements?** No, not as long as the design is the same. If there are any changes from the original request, ACC needs to reapprove.
- **How can we get more lights on Farmcote?** The city determines the number of lights required and allowed in a given area. We are at the city's maximum. Suggestion – homeowners should invest in outdoor landscape lighting or at least turn their porch lights on.
- **Can we improve “News” section of the website?** Most news, except quarterly newsletters, is in the forums section of the website. Our website is maintained by a homeowner volunteer and it is a more efficient use of his time to have daily information in a “user driven” area.
- **Rental house concern – Is there a way to inform renters of ACC rules and regulations?** Homeowners have the information that is pertinent to their property and it is the homeowner's obligation to disseminate CC&R, ACC, and Design Guideline information to any renters he may contract with.
- **How do we invest our reserve funds?** - Reserve funds are in 3 rolling CD's. Our goal is to eventually have 12 rolling CD's with one maturing each month.
- **Replace the white HOA info. Boards at the entrance?** Although the white message board placed at the entrance occasionally is not terribly attractive it is an effective means of communicating a quick message to the community. It is only placed at the entrance for a few days at a time and is removed. The cost to the community is minimal and the sign is not likely a target for being stolen or vandalized.
- **Entrance lacks “POP” or wow factor.** We have recently made some major improvements to the plant material and added lights to the entrances. We are certainly open to continuing improvements. If you are interested in helping and/or sharing your ideas please contact our Beautification Committee at [west0813@sbcglobal.net](mailto:west0813@sbcglobal.net)
- **Can we add an HOA clubhouse through a 30-year mortgage?** Adding a clubhouse entails more than just the financing of the building, such as: sufficient land to include parking, continuing maintenance, security and replacement costs, etc. The community as a whole would have to approve the increase in annual dues necessary to support the addition of a clubhouse.

The immediate concern of the board is to have a Reserve Study completed encompassing all the existing amenities to ensure that we have sufficient Cash Reserves set aside to cover the maintenance, repair and replacement costs necessary.

- **More decorative street signs?** The street signs are not provided or maintained by the community but rather the city of Frisco.

- **Can the HOA lobby the city on issues of improvements to Limestone Quarry Park?** Limestone Quarry Park is not within the HOA property and therefore not an area that the HOA has any authority over, it just happens to be conveniently located next door to our community. It is citizen action and involvement that will guide the decisions made regarding the park. If you and your neighbors or friends from neighboring communities are interested in being involved in these decisions communicating directly with the parks department is the most effective means.
- **Polling residents regarding improvements and publishing results prior to execution.** It is the Board of Directors responsibility to represent the community in maintenance and improvement decisions. This is why the Board is comprised of 5 members of the community. The reason the HOA is set up this way is because experience has demonstrated that when polling a community less than 10% generally respond. Polling is expensive and time consuming, it is not an effective way run a community efficiently. The community is always welcome to communicate their wishes with the board or attend board meetings. To do simply communicate through the website and a board member will respond.
- **Put more emphasis on “functional violations” rather than minor cosmetic violations.** The Board’s responsibility is to enforce all violations that can be enforced by law. Unfortunately, sometimes not all rules in the CCR’s are enforceable. If the law states that the residents or the public can park passenger vehicles on public streets then we can not stop them from doing so, no matter how much we disagree. A change in the law would be necessary.

While cosmetic violations may not seem very important, they are extremely important to maintaining our property values. Just ask any realtor trying to sell a house next door to a home in which the yard is not properly maintained or the community as a whole appears to be run down. The value of that home or homes within the community will definitely suffer.

- **Can we get more streetlights?** The number of streetlights in a community is determined by the requirements of the city. The city also pays the cost of electricity and maintenance.
- **If a homeowner moves, will they get their dues money back?** No. But good try: )