

Kingsbrook at Ridgeview  
HOA Meeting Minutes  
1/26/04

Attendees:

Pat Roslund

Pia Lucero

Susan

Lelar Corbet

Gilley Estes

Caroline Winton

Loren Underwood

Gilley called meeting to order at 7:09 p.m.

Approved old minutes

Old Business

Received a handful of complaints regarding dues increase. We didn't give 30 days notice before increase went into effect. Susan received e-mail from resident regarding increase and Caroline received an e-mail and a call. Increase due mainly for reserve fund and anticipated insurance increase. Increase if you add all of 2003 and Jan. 2004 comes to 15% increase that is the legal limit.

Pat Roslund called some of the neighboring townhouse communities and found that even with the increase we are still below most of them at the present time. She has information if anyone is interested in reviewing.

The comment was made that they wish we'd done a presentation on why we needed increase. Last time we did increase it was presented at meeting and reviewed with residents that came to HOA meeting. This increase was when we'd taken over the HOA association from Portrait Homes. It included insurance increase and the one time charge for the termite treatment, which is why we had that meeting. This year increase is due to insurance increase and the fact that reserve fund is under-funded to handle the upcoming replacement of fences and painting. The letter we sent out with the increase explained the clearly the reasons why the increase was necessary. If residents still have questions or concerns they should be directed to contact the management company.

Meeting Location:

This seems to be a problem for residents. Location of meeting is very inconvenient for after work meeting. Residents barely made it to meetings when they were at the rec. center or Coit and Legacy. Now that it's in McKinney I don't think we will have any residents come out. If the rec. center isn't charging us we should continue to have meetings at that location which is familiar and easy to get to for most of the homeowners and the BOD members. Caroline says the reason we don't have them there is because of

noise level. Can we have on property at someone's home? Absolutely not! Loren suggested getting rec. center for Feb. meeting to see if we can get a better turn out. Suggestions were made to check into Signature Kroger's they have meeting rooms available for free. Loren feels we should try the rec center again and keep meeting locations in Plano.

**Web Site:**

What information do we want posted on Web site in regards to BOD members. Rules & regulations, newsletters, local attractions, contact information CCMC and local Agencies, Portrait homes contact information warranty, newsletters, social calendar, committee descriptions, etc. Link to CCMC.

Currently on Comcast server that is private, Loren would like to get a domain name and purchase space for public server. Cost for domain is normally \$35 year just for www part. \$40 quarter. Domain cost averages about \$200. Prefer to keep website public as the last web page we had was personal and the person ended up dropping it and we were left With no website when he decided to stop doing it. We would prefer not to have that type situation repeated this time around.

Set up web tool email that re-direct email to us from the website vs. going directly to us and replies would come from website e-mail vs. our personal emails.

Caroline needs to get us a decent copy of documents for us to scan onto web site.

How quickly can she get a check to pay for domain set up. Caroline says it would be easier to pay out of pocket and then reimburse Lelar.

**Landscape:**

Aeration will start 1<sup>st</sup> week of Feb. by end of the month pre-emergent will be done. Weather permitting. Front and common areas will be done, not back yards.

Feb. 1<sup>st</sup> will begin mowing. Caroline to confirm for newsletter.

The dead trees have been replaced which had been discussed in previous meetings.

Do the trees get any additional monitoring, pruning, etc? You can send in request to CCMC and they will forward onto Jonmar to look into. They prefer you don't do work on the common areas trees without approval from Jonmar and CCMC. They will shape and fix the crepe myrtles and shrubs in common areas.

Lights by pool are out again Caroline will check into.