

**KINGSBROOK @ RIDGEVIEW HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**February 20, 2007**

**The meeting of KHOA Board of Directors was called to order by Michelle Moore at 7:02 pm.**

BOD members present were Michelle Moore, Lelar Corbett, Geri Harkey, Joan Underwood, Mike Miler, Vicki Barton and Pia Lucero. Diane Parker and Tina Hosfield were present from Capital Consultants Management Corporation. The President declared that a quorum was present.

Member Concerns:

- No member concerns

Mike Miler moved to accept the minutes as submitted. Motion was seconded, motion was passed.

Minutes will be approved at each meeting. Lelar Corbett will send unapproved minutes will be sent to all board members and CCMC one week after the meeting. Approved minutes will be posted on the website 3 days after each board meeting.

Management Report: Diane Parker reported the following:

- Operating Account Balance           \$ 25,952.92
- Reserve Account Balance           \$ 4,513.99
- AG Edwards Account Balance       \$ 160,081.38

Work Order Report: Diane Parker reviewed the work order report with the board members.

Violation Report: Diane Parker reviewed the violation report with the board members.

Old Business:

- Siding Paint Project: Michelle Moore has completed the walk through in the community with CCMC and the painters to sign off on work.
  - Units with double doors need to have the wood under the false door replace.
  - The units that need to have their front door painted will be notified of the day the painters will be available. If the resident is not available, they will be supplied the type of paint and color to paint the door.
- Fence Project: Bids have gone out and we are waiting on bid to come back. CCMC will email the bids to the board when they are received. The board will meet before the next board meeting to discuss.
- Swimming Pool Compliance: Currently the community pool is not in compliance with the City of Plano's codes and there some areas where the plaster needs to be repaired. The board discussed the current bids submitted to make the repairs. CCMC will submit board questions to companies so the board can make a decision. Currently the City of Plano has not made a decision on weather or not we can drain the pool.

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- Pest Control: The board received bids for new pest control contract. This issue has been tabled until the next meeting.
- Insurance: Mike Miler moved to accept the Clarendon Insurance Company, Federal Insurance Company and Travelers Casualty and Surety Company of America as our insurance carriers. Motion was seconded, motion was passed. The insurance company will send out certificates to all home owners.

New Business:

- Board Positions: Mike Miler moved to accept the following nominations
  - Vice President - Geri Harkey
  - Treasurer - Pia LuceroMotion was seconded, motion was passed.
- Communication between CCMC and Community:
  - To be discussed at the next meeting
- Communication between Board and Community:
  - To be discussed at the next meeting
- Board Member Responsible:
  - Email off of website: Vicki Barton will be responsible for answering/forwarding information sent from the website comment form
  - Board position responsibilities: To be discussed at the next meeting
  - Newsletter: Mike Miler will be responsible for the newsletter. The newsletter will be produced quarterly (Spring, Summer, Fall, Winter)
- Fine Schedule:
  - The third and fourth notice has been reworded to clear up confusion. The fines schedule will read as follows:
    - Third notice: Levy of fine of \$25 per day until cured.

**Geri Harley moved we adjourn, motion seconded and passed. Meeting was adjourned at 8:59 PM. Next meeting will be on March 20 at 7:00PM.**

Submitted by:

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Lelar Corbett, Secretary

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Michelle Moore, President