

Kingsbrook at Ridgeview HOA Meeting Minutes 3/22/04

Attendees:

Loren Underwood
Lelar Corbet
Gilley Estes
Pia Lucero
Caroline Winton – CCMC

Guests – Community Residents:

Josh Feldman
Ron Sunshine
Jerry Mahan
Brit Harper

Loren Underwood called the meeting to order at 7:09 p.m.
Minutes from the February and March meetings will be presented for approval at the April Meeting.

Guest Business

Signs

- The issue has to do with “For Rent”, “For Lease” and non-Realtor For Sale signs.
- Our guests asked the Board to communicate the rules regarding signs to the community via the newsletter and website.
- The information will be printed in the newsletter using the language from the Rules & Regulations. Loren also suggested sending letters to owners of homes that are being rented/leased along with the fining schedule.
- CCMC will inform residents who continue to use inappropriate signs and fine them according to fining schedule.
- It was asked if citizens could take it upon themselves to pull up inappropriate signs. Consensus was it probably wasn't a good idea that it's the responsibility of CCMC to contact residents of violations in writing and then, if necessary, pull signs when they are out on property during the bi-monthly visits.
- The question was raised about signs that say: “AVAILABLE”. The Rules only allow signs that say “For Sale”. Caroline will send a letter to the property owner in question saying that it's not allowed and specify what the rules & regulations state regarding signs. If the individual would like to use a sign outside of the regulations, he can petition the Board for approval.
- The point was made that the adjoining neighborhoods do not currently allow signs and that it was felt that they only deter value of neighborhood and home.

Solicitation:

- A question was asked concerning what could be done about solicitors. There are signs posted at both entrances. It was asked if they could be larger.
- Gilley stated that if a solicitor comes to your door and doesn't have a permit from the City, they are in violation of a City Ordinance and you can call the police.

Dues Increase

The residents asked why the reserve analysis was not done prior to the dues being raised. The budget was done before the cost of the insurance was known.

The reason that the reserve analysis was not done as approved by the previous Board is largely that it wasn't funded until the 2004 budget.

The reserve analysis is scheduled to be done in 2004. Bids will be solicited for a company to perform the work.

It was also made clear that the difference between the cost and budget of the insurance was being committed to the reserve fund. The Board feels contribution to the reserve fund is both prudent and responsible.

Castlewood Driveway

A driveway has additional spots on the driveway for which the resident has been cited once already. It has already been power washed at the resident's expense.

Loren asked that three things be done:

1. Put a reminder in the newsletter covering the policy on driveway care.
2. Since this resident is actually a renter, send a letter to the owner of the property about the situation.
3. Send a letter to the resident stating that the old spots weren't removed sufficiently and that the new spots need to be removed.

Vines

There are several instances of overgrowing vines on fences on Castlewood. It was pointed out that Caroline just completed backyard inspections and sent out letters to many of the residents in violation due to overgrowth. There shouldn't be anything attached to fences due to the potential damage it can cause.

Satellite information

One of the residents stated that the satellite information in the newsletter was inaccurate based on his information since the policy was updated last year. In addition, the grandfather portion is very misleading that was communicated in the newsletter.

There is a house on Castlewood has a satellite dish mounted on the sidewall of the building. By his count, we currently have approximately five residents that have these type mounts.

Since Mr. Mahan was a member of the Board at the time of the policy revision, Caroline will communicate with him to get any updated or amended information regarding the satellite dishes.

Outstanding Fines-

The Board was asked where we stand in collection of violations.

Loren stated that the Board is being as aggressive as we've always been in collection of late dues and fines.

The residents thanked the Board for listening to their concerns and asked that, as a Board, we be firm and be fair.

Old Business-

Satellites

Need correct satellite information to post to website.

Caroline will communicate with Mr. Mahan to determine the correct information.

Landscape

Mulching will be done along with the color change.

Fescue treatment is also set to be done this week.

Todd Taylor's proposal to the Board for landscaping will be tabled for one additional month. April will be the last month that the Board will listen to his proposal.

New Business

Open Loan of 56,000 builder has been waived effective 12/31/2003 if we waive all delinquent builder dues. A motion was made, seconded and approved to forgive builder delinquent dues.

Loren signed and okayed our HOA tax return. Refund will be applied to 2004.

The next meeting date will be held April 26. Caroline will confirm the date with Rec. Center and notify the Board.

The meeting was adjourned at 8:50 PM.