

KINGSBROOK AT RIDGEVIEW HOMEOWNER'S ASSOCIATION BOARD OF  
DIRECTORS MEETING MINUTES  
MARCH 20, 2007

The meeting of KHOA Board of Directors was called to order by Michelle Moore at 7:05 p.m.

BOD members present were Michelle Moore, Joan Underwood, Mike Miler, Vicki Barton and Pia Lucero. Diane Parker from CCMC was present. The President declared that a quorum was present.

Member Concerns:

- \* No member concerns
- \* Minutes from February were not approved there were revision that had to be made by Lelar before we could approve. Michelle will present the revisions to Lelar and get updated.

Resident Concerns:

- Resident wants the gap between fence post and her retaining wall to be addressed when the new fences are done. The gap between post and retaining wall has been collecting trash and leaves and serves no purpose.

Guest: John Keane from Jonmar

- Addressed timing of weed treatment for grass. Beds will be weeded next week.
- Addressed mowing schedule which is to begin next week.
- Discussed placing native Texas plants which are drought resistant in the beds vs. semi-annual color replacements. Joan and Michelle are going to work with Jonmar on this prior to them doing any bed work.
- Jonmar will report on potential damage from last year in the 2-3 weeks.
- Drip irrigation system will be turned on next week and timers replaced on the middle units. Letter will be sent out by CCMC on drip system.
- Michelle and Joan requested that Jonmar look into maturity of our trees to make sure they are growing properly.

Old Business

- Dryden house with graffiti, trash, and broken garage door had city inspector out but it could take a few weeks. Due to delay by the city BOD agreed to have trash removed, paint garage door.
- Fence Bids. Mike Miler made a motion to approve Sunnyvale for the KHOA fence project to be done in 2 phases. Phase I will be from all homes north of Glen Meadow, 2<sup>nd</sup> Phase will be all homes south of Glen Meadow. Motion was seconded by Michelle. BOD voted and agreed.
- BOD requested that we verify fence pricing based on all the specifications.
- Pool Repair BOD requested that we get the two companies out to the pool to make sure they are bidding on the same exact project. As the variances in bids was concerning to BOD. Michelle asked Diane to schedule both to come out to the

pool and bid the project and specifics so we know they are bidding on same project.

- BOD agreed to hold off on the pool re-surfacing until 2008.
- Pest control tabled until later date.
- Website discussion postponed until Lelar could be present.

#### Committees

Social committee updated. Tabled until next month.

Arch/Landscape Committee-

- Proposal Tree Installation was approved for replacement 3" tree. BOD voted and agreed to replacement. We will give resident opportunity to select the type tree from the list of 3 provided by Jonmar.
- Storm Doors specifics need to updated into rules and regulations. This was discussed in previous years and BOD has information as to what they are. Michelle will research and get back to resident who came to meeting to and get this updated for future reference.

Michelle adjourned meeting at 8:58 p.m.