

Kingsbrook at Ridgeview HOA Meeting Minutes 4/21/04

Attendees:

Loren Underwood
Gilley Estes
Pia Lucero - absent
Lelar Corbet
Susan Clark
Pat Roslund
Todd Taylor
Caroline Winton – CCMC

Loren Underwood called the meeting to order at 7:05 p.m.

Loren asked that the minutes from the February and March meetings be suspended for approval so they can be rewritten in fuller language to give a more accurate picture of the business conducted by the Board.

Old Business-

Website

- Lelar was not present at the beginning of the meeting to present an update.
- Residents have expressed that the new website looks good.

Landscape Improvement Request

- Todd would like to add landscaping features in some of the common areas.
- There was caution about removing something that residents may have put in but the pool area might be a consideration.
- Since Todd is the Landscape Committee liaison, he was asked to go to the Committee and develop a five-year plan with budgets, what's to be put in, etc.

Satellite Policy Review

- In answer to the discussion from last month's meeting, there is no specific location language in the satellite dish location policy other than it cannot be installed on the roof.
- Susan Clark and the Architectural Committee were asked to look at the whole issue and make recommendations for clarification or change. This could be a part of the Rules and Regulations review.

New Business-

Pool Furniture

- Caroline brought in a brochure of furniture available immediately. After studying it, the Board decided to see what else might be available.
- Susan Clark was asked to put the Architectural Committee to work to decide appropriate options and present them to the Board.

Reserve Study

- Caroline reported that she is in conversation with two companies. The Board can expect three proposals in the next two weeks to consider at the next Board meeting.

- One item revealed to the Board is that garage doors are considered part of the building so they will be included in the reserve study.

Rules and Regulations Review

- Loren will take the action to look for areas to review.

Additional Conversation

- A Special Committee was appointed for development of Board Member replacement.
- Gilley Estes will lead the committee and will be joined by Pat Roslund and Lelar Corbet.
- The intent is to have a group of residents in good standing ready to accept a position on the Board should an opening become available due to resignation, relocation, etc.

- Caroline asked if the Board would be interested in vinyl fencing as an option to wood. The Board asked her to include it in the pricing for the Reserve Study.

The meeting was adjourned at 8:50 PM.