

Meeting Minutes
April 13, 2005

Board Members present:

Susan Clark
Gilley Estes
Michelle Moore
Pat Roslund

CCMC Representative :

Caroline Winton

Guests :

Joan Underwood
Geri Harkey

Call To Order: 7:05 pm

Approval of Minutes:

March minutes tabled, Gilley needs to get them from Lelar

Old Business:

Reserve Study

The board is still waiting on the revisions from Dotson. We should receive it by next month's meeting. Dotson is still waiting on some maintenance information to provide us

ARC Committee

No meeting held

Rules & Regulation Amendments

Gilley – pool parties (ideas):

Person responsible for booking must cleanup

Have Caroline check on insurance liability for injuries at the pool

Put notice on gate about 'Party in Progress'

Caroline – Solar screens:

Didn't find anything specific about solar screen regulations or patterns

Suggested putting Lone Star Solar Screens info on website

Lelar – For Sale Signs (cars) – Michelle will take this in Lelar's absence

Michelle – Street Parking:

Guess parking limited to 48 hours – longer needs CCMC permission

Towing enforced for overnight street parking, unless CCMC notified

Michelle – Holiday Decorations:

Plano has no rules on this

Stay within 15 days after holiday to remove decorations (New Year)

Community Vandalism

Bills have been sent out to resident responsible for neighborhood vandalism

Wall repair has been completed – suggestion to look at inside repair quality

New A-frame HOA signs, someone is messing around with the letters

The View Sponsorship

Gilley has not been able to reach person who was interested in sponsoring entire newsletter. Will continue to try, but cost for new format is low

New Business:

2004 audit representation letter

Gilley has signed acknowledging the audit was completed

Paint Specifications

Suggestion was made to look at option for painting buildings different colors, similar to apartment complex to our North on Independence. Determination was made that this could cause more issues, fading, matching, touch-ups, etc.

Suggestion was made that we include the garage door with the building paint plan, to ensure all matches. Maintenance of the paint on the garage doors will then fall to the homeowner

Need to determine when we can start painting job to know how much we will have to spend

Caroline put together a bid letter draft for collecting paint bids. She will email this to BOD for review

Pool Update

City tested water and chemicals were out of balance so pool was drained and refilled with correct chemical balance. Should be complete by 4/14

Social Committee Report

Garage sale planned for 4/16 weekend. Ad running Thur-Sat and in Garage Sale section of Dallas Morning News. 9 large yellow signs were purchased for the entrances of all the "Brooks" neighborhoods. Another Ridgeview neighborhood also joined in for this date (Highlands of Ridgeview Park). Homeowner asked about offering a bake sale during the sale. BOD agreed if only pre-packaged food was offered that had the government-required nutrition labels

Wine/Cheese party planned for May 21

ARC/Landscape Report

JonMar has some suggestions for privacy behind homes on Rolling Meadow. Will be providing them soon. Homeowners also want suggestions for vines for iron fencing by Cambria Ct. to aid in noise reduction and privacy

Committee Member Nominations - None

BOD Vacancies

Lelar has vacated her position

3 positions expire in 2006

4 positions expire in 2005

Need to fill Board positions. October will be the next Annual Meeting with an election. This is YOUR neighborhood and the BOD acts in the interest of the homeowners to ensure budget is dispersed wisely, delinquencies are acted upon appropriately, provide homeowner feedback to management company

Meeting adjourned at 8:40 pm