

**Meeting Minutes**  
Monthly Board Meeting  
Kingsbrook at Ridgeview  
Wednesday, April 26, 2006  
Carpenter Park Recreation Center

Board Members in attendance –

Gilley Estes  
John Salloway  
John Heimsath  
Roy Harkey  
Dean Wenrich  
Joan Underwood

Representing CCMC –

Deborah Bowers,  
Tim Mc

Guests –

Mrs. Heimsath  
Brit Harper

Gilley opened the meeting by introducing guests and allowing for them to bring-up any issues.

Brit –

Concern over trees with plantings around bottom of trees being bad for the life of the trees. Feels that when trees were trimmed, they were over-trimmed by landscapers. (Turned over to the Landscape Committee for consideration)  
Concern over workers continuing to go to the bathroom in the clump of trees behind her.

These issues were turned over to Deborah Bowers to discuss with JonMar.

**Approval of minutes**

- March minutes approved.

**Old Business –**

- Grande Communications easement. Easement agreement turned over to attorney yesterday. CCMC will address the following items with Grande. Site plans to be delivered to CCMC's McKinney office.
  - o It was recommended that we include a clause to have Grande pay our legal expenses.
  - o Need recommendations from JonMar with specifications for shrubs around Grande equipment.

- Repair any sprinkler system damage and assure proper coverage of repairs.

**Motion was made by John Salloway to submit the above list to be included by our attorney for Grande's review. Motion was seconded. All approved except Roy Harkey.**

- Painting bids are expected to be presented by CCMC at next meeting.
- Newsletter holders on hold until next month.
- Street lights have finally all been repaired.
- Pool preparations. Cleaning of white pool chairs has not been completed. Some were removed by Mitch. Deborah said a work order was submitted to finish cleaning balance of chairs.
- John Heimsath suggested that we look into cost of Gunitite plaster resurfacing inside of pool.
- Ridgeview entrance visibility. Tree trimming has improved entrance visibility.

#### **New Business –**

- Garage use - specifically, open garage doors with various uses. It was determined that each BOD member would read rules and regulations to arrive at a consensus of what our interpretation should be about what will be allowed.
- Tree life in neighborhood – Do we want to discuss a long range tree replacement policy. Not much discussion ensued, supporting the idea of a long range replacement policy. (A discussion ensued concerning placing shrubs around all the utility boxes through-out the neighborhood. Gilley requested that CCMC come back with a proposal.)
- Garage Sale Banners – Do we need the big banners hanging outside the brick wall in order to attract attention to our garage sale?

#### **Executive Session –**

- Delinquencies – Currently waiting for constable to present eviction notice to house at 3004 Glen Meadow.
- John Salloway will send a list monthly to the BOD members of what sold and what the sale price was.