

**Meeting Minutes**  
Monthly Board Meeting  
Kingsbrook at Ridgeview  
Wednesday, May 31, 2006  
Carpenter Park Recreation Center

Board Members in attendance –

Gilley Estes  
John Sallaway  
Dean Wenrich  
Joan Underwood

Representing CCMC –

Deborah Bowers,  
Tim McConville

Guests –

Jan and Gabe Abene  
Mike Miler  
Geri Harkey

Gilley opened the meeting by inviting guests to bring-up any issues.

Jan and Gabe Abene – expressed interest in being a part of the welcoming committee.

Geri Harkey – Questions on mulching schedule which will be covered later on the agenda.

Mike Miler – Presented pictures to show the paint problems that have turned-up after the painting as well as brown spots in the lawn by his house, to be covered later on agenda. He also had questions on the fence replacement.

### **Approval of minutes**

- April minutes approved.

### **Site Issues**

1. Mulching was supposed to commence at about the time of this meeting or in the next few days.
2. Tree installation – landscaper suggested waiting to install any replacement trees until fall, because of water restrictions.
3. Landscape walk-through inspection – scheduled with Jonmar for Friday, June 9 at 7AM.
4. Foundation Soaker Hoses – discussion revolved around HOA versus homeowner responsibility. Some considerations are. There are no HOA faucets. These would need to be installed at HOA expense. Ballpark estimate of usage is 50-100 gallons

- (Cont'd from page one) a week per homeowner. Requires a lot of thought. By time we meet for walk-through next Friday, Jonmar should have something for us to look at. Point was made about the cost difference of water usage under normal conditions versus what usage will be under the restrictions. Will this generate enough savings to provide for paying individual homeowners to assist with watering. Maybe it would balance out.
5. Gutter Guards – Discussed potential damage to buildings as a result of rain gutters that do not drain because they are filled with leaves. It was debated as to whether or not the problem was extensive or limited to homes where trees overhang the gutter. Getting trees trimmed properly to avoid some of the potential debris that comes from the trees, would be cheaper than gutter guards.
  6. Lawn chair disposal from pool – Four missing pool chairs were disposed of. Point was made that future dispositions of community resources should not be done without BOD approval.

### **Committee Reports**

#### Social Committee –

1. Backyard tour was won by Vickie Deitrich. She won \$25 for her efforts. National Night Out planning is going to be discussed at the next social committee meeting.
2. John Sallaway suggested that we include a column in the newsletter “For Sale” items.

#### Architectural Committee –

1. First meeting was held last week, as scheduled, before this month’s cancelled BOD meeting. So, not everyone showed-up.
2. Vickie Barton requested ARC committee approve changes she wants to have done in her backyard.

### **Old Business**

- A. Grande Communications Easement** – Everything was approved that we requested. John Sallaway commented that Roy Harkey did a great job in coordinating between us and Grande. A thank you should be included in the newsletter to Roy Harkey. Also, an official letter thanking him.
- B. Siding Paint Project** – Will have quotes next month. These are well overdue. Comments were made that the BOD expects them for sure next month.

### **New Business**

**Roy Harkey** – Roy resigned from the BOD. Since then he has gotten a clean bill of health from his doctor. Now he wants to be reinstated to the BOD. Gilley wants to wait until next meeting to have it voted on.