

KINGSBROOK @ RIDGEVIEW HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
May 15, 2007

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

BOD members present were Michelle Moore, Lelar Corbett, Geri Harkey, Mike Miler and Pia Lucero. Diane Parker was present from Capital Consultants Management Corporation. The President declared that a quorum was present.

Visitor Concerns:

- No visitor concerns

Geri Harkey moved to accept the April 17, 2007 minutes. Motion was seconded, motion was passed.

Management Report: Diane Parker reported the following:

- Operating Account Balance \$ 13,976.47
- Reserve Account Balance \$ 4,539.88
- AG Edwards Account Balance \$ 140,038.89

Work Order Report: Diane Parker reviewed the work order report with the board members.

Violation Report: Diane Parker reviewed the violation report with the board members.

Old Business:

- Fence Project: Phase 1 of the fencing project has begun and things are progressing without any problems.
- Swimming Pool Compliance: The pool is now complete and the furniture will be moved back in place on May 16. Our current pool company the does the regular maintenance will be charging us an extra assessment for cleaning the debris from the pool.
- Garage Sale: Garage sale will be held on June 2, 2007. Westbrook will be joining us. An ad for the garage sale will be placed in the local paper.
- Community Updates:
 - Landscaping: The BOD will be getting with Jonmar to bring the community landscaping back to standards
 - Social: The pool party will be held mid-June. The summer issue of the newsletter will be ready within the next couple of weeks.
- Lighting: The lights for the area around the pool will be purchased from Home Depot soon.

New Business:

- Platt: An extra charge was assessed for the fencing permits due to the way the community was platted. Phase 2 will not be assessed as much because the seconded half on the community was platted correctly.

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Geri Harley moved we adjourn, motion seconded and passed. Meeting was adjourned at 8:35 PM. Next meeting will be on July 17, 2007 at 7:00PM.

Submitted by:

Lelar Corbett, Secretary

Michelle Moore, President