

# Kingsbrook at Ridgeview HOA

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## Meeting Minutes July 26, 2004

Board Members Present:

- ◆ Susan Clark
- ◆ Pat Roslund
- ◆ Lelar Corbet
- ◆ Gilley Estes

Absent:

- ◆ Loren Underwood

CCMC Representative:

- ◆ Caroline Winton

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## Call to Order:

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The meeting was called to order at 7:05 pm.

No minutes were approved since we didn't have copies of the minutes from February, March, April, or May. These are being reviewed and re-written by Loren Underwood.

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## Old Business:

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### Pool Furniture Update

- ◆ Since there is no address for pool they don't know where to deliver
- ◆ Delivery scheduled for Friday July 31
- ◆ The delivery company is to call Caroline to meet them but she has been unable to due to scheduling conflicts.

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### Rules and Regs

- ◆ Still tabled because Loren is reviewing the current documents for the updates needed.

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## For sale signs

- ◆ Moving the for sale signs up by the house has made a big improvement in the look of the neighborhood
- ◆ One homeowner is upset that their sign was moved for them by another homeowner. House is located on Cambria Court.
- ◆ Change rules to state that signs can be from a realtor but need to be located by the house and parallel to the home.
- ◆ For sale by owner signs are not allowed as the current rules states.

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## Criterion Dotson Engineers Reserve Study

- ◆ Survey sent and replies have been received.
- ◆ Homeowners included work orders and other items on the survey.
- ◆ CCMC is going through all the extra requests and responding by either writing a work order or other communication.
- ◆ Copies of all surveys have been passed to reserve analysis company.
- ◆ Preliminary draft available by August 30, 2004.
- ◆ Discount received because other association decided to use the same company.
- ◆ BOD receives a copy to review then we will have a chance to ask questions, etc.

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## Landscape Committee

- ◆ Todd's request resulted in a request from Loren for the landscape committee to come up with a 5 year plan for the community.
- ◆ Don Hale is chairman.
- ◆ Tabled until committee receives new board liaison and has a meeting.

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## **Combining Landscape and Architecture Committee???**

- ◆ So many items pertain to both groups
- ◆ Communication with homeowners is slowed down
- ◆ Susan will send out an e-mail to all current members of both committees to see what they think about combining efforts. Will report back to BOD via e-mail.

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## ARC Committee

- ◆ Hasn't met recently.
- ◆ The arbor under question is not hanging over the fence due to the position of the patio concrete pad in back yard. Meets requirements of arbor construction. Caroline is going to send a response to the original complaint regarding that it meets requirements.
- ◆ Satellite policy updated – tabled until committee meets
- ◆ Standard light fixtures and storm doors
  - ◆ Document stating model numbers for lights and storm doors should be on file with CCMC

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## New Business

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### Social Committee Chairperson

- ◆ Dean has volunteered.
- ◆ Appoint a BOD liaison to work with and help Dean. Pat has volunteered to speak to Dean and act as the BOD liaison.
- ◆ Susan made the motion to appoint Dean as chair and Pat as liaison. Seconded by Lelar. Motion passed.

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### Communication Via E-mail

- ◆ Only include Susan Garrett and Caroline Winton at the end of the e-mail process. BOD discussions should only go in between the BOD. Then include CCMC when a decision is made or a question is raised.

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### Gilley's Plum Tree

- ◆ Remove tree completely. Bad place for a tree between a driveway and sidewalk.
- ◆ Susan made the motion to remove the tree but leave the flowerbed. Lelar seconded. Motion passed.

Meeting adjourned at 9:25 pm.