

# KINGSBROOK@ RIDGEVIEW HOMEOWNERS ASSOCIATION

## BOARD OF DIRECTORS MEETING MINUTES

The meeting of KHOA Board of Directors was called to order by Michelle Moore at 6:57 PM.

### Members Present:

Michelle Moore, Geri Harkey, Joan Underwood, Mike Miler and Pia Lucero. Absent: Lelar Corbett. CCMC Management agent, Diane Parker was also in attendance.

### Visitors and Resident Concerns:

Brit Harper voiced concerns regarding Landscape color and violation letters. Discussion followed. Landscape concerns were addressed by the board and Landscape committee chair. Violation letter concerns will be reviewed by Management.

The Minutes from the May 15 meeting were circulated. Motion to approve was made by Pia Lucero, seconded by Michelle Moore and approved by acclamation.

### Management Report-Diane Parker reported the following:

Financial status: Operating Account	\$ 15,843.43
Reserve Cash	\$ 4,566.71
Reserve Cash-A G Edwards	\$ 60,975.01

Work Order and Violation reports were also reviewed with board members.

### Old Business:

Fence Project-Phase I has been completed. It was noted that many residents have sent complimentary messages to the management on how pleased they are with the project.

Committee Reports: No report

Lighting Project: New lights have been installed on the building at the pool as well as pole lights along the walkway.

### Landscaping Bids:

Management received and distributed bids from several Landscape companies. After comparing and discussing bids, Geri Harkey moved we narrow the bids to two companies, Land Works and Showcase and contact them to clarify our questions before making final decision. The motion was seconded by Michelle Moore. Motion approved. Michelle will submit questions and request a meeting with each contractor before final decision is made.

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New Business:

Foundation and Drip Irrigation System Question-A question was raised regarding the drip irrigation system being too close to the foundation. Diane from Management, contacted experts who assured that 'line placement is a minor issue and that keeping consistent moisture level is most critical.'

Question regarding front entry and back patio light replacement was addressed. Our rules and regulations state these lights are to be replaced by owners. Standards apply.

Pool Sign: To bring our pool up to code, the Association must replace the Pool Rule Sign. Diane will order and have it installed.

Building Inspections: Questions were raised regarding condition of roofs, foundation and brick work. Discussion included points regarding the recent wind damage to many roofs and recent water leaks that may indicate the roofs may not have the life originally thought. Would it be wise to have a report to better prepare the HOA for funding for replacement? It was suggested we request an estimate for spot checking buildings for life expectancy on roof, foundation and brick. This will give a more accurate picture for budgeting our reserve fund. Diane will get back to the board with estimates. We will also request an inspection from the paint contractor as some buildings are still showing some cracking and other bleed through problems on the lintels.

Reserve Study: Diane will contact Dotson Engineering to get an estimate to update our reserve study. This would aid in better budget planning and funding the reserve.

Executive Session:

Diane reviewed current status of assessments, fees, etc. on the delinquency report. She is also preparing a lease report to conform to our HOA Rules and Regulations.

Adjourn: A motion to adjourn was made by Pia Lucero, seconded by Michelle Moore. Meeting adjourned at 7:52PM. The next regularly scheduled meeting will be September 18, 2007 at Davis Library.

Respectfully Submitted by:

Geri Harkey, acting Sec.

Michelle Moore, Pres.