

Meeting Minutes
August 10, 2005

Board Members present:

Gilley Estes

Michelle Moore

Pat Roslund

CCMC Representative :

Caroline Winton

Call To Order: 7:05 pm

Approval of Minutes:

May/June minutes approved. No minutes for July yet.

Old Business:

ARC report

No update on Standard Light Fixtures or Storm Door.

Rules & Regulation Amendments

Gilley – will put her notes in writing to submit for approval

Paint Bids

Requests for bids have gone out. Should have them by end of August.

Carpentry inspection, very minimal carpentry work needed, will get bids by mid August.

North Landscape Improvements (windtunnel)

Gilley will submit findings from JonMar in front of neighbors directly affected by this area. Hope to lower the bid.

Michelle got information from "Keep Plano Beautiful" about getting grants from the City on re-doing landscape to beautify common areas. Will continue to look into this option.

Jon Mar cleaned and mulched the wooded area behind the north end of Castlewood, at no cost to Kingsbrook.

New Business:

Insurance Claim

Claim for homes damaged by internal sprinkler going off is moving forward. Deductible to be paid by the Association. Recommendation to have all residents present liability insurance to ensure coverage for possible issues.

Community Pool

Security. ID Cards - Adds expense, can be duplicated too easily, suggest sign on gate saying "Residents Only – Proof may be requested"

Lock. Suggest a keypad lock that BOD can change each season

Pool Party Request. Allowed, but need to sign agreement indicated what is planned, standard neighborhood rules apply.

Social Committee Report

National Night Out was very successful. Residents from all Brooks neighborhoods attended, and much positive feedback received.

ARC/Landscape Report

No report

BOD Vacancies

Lelar has vacated her position

4 positions expire in 2005

3 positions expire in 2006

Need to fill Board positions. October will be the next Annual Meeting with an election. This is YOUR neighborhood and the BOD acts in the interest of the homeowners to ensure budget is dispersed wisely, delinquencies are acted upon appropriately, provide homeowner feedback to management company

Meeting adjourned at 8:40 pm