

**Kingsbrook at Ridgeview
Board of Directors Meeting
August 23, 2006
Davis Library**

Call To Order - Gilley Estes called the meeting to order at 7:18 p.m.

Board Members Present - Gilley Estes, Michelle Moore, Joan Underwood and John Heimsath. Deborah Bowers, CMCA, AMS, PCAM and Diane Parker, CMCA, AMS were present from Capital Consultants Management Corporation.

Guests - Vicki Barton a Kingsbrook homeowner was in attendance. Ms. Barton asked the Board when the next phase of exterior painting would begin. Ms. Barton further requested that the Board consider dressing up the pool area with the addition of large planters.

Approve Minutes of June 26, 2006 Board of Directors Meeting – Michelle Moore made a motion to accept the minutes as written. The motion was seconded by John and the motion passed.

Management Report - Deborah Bowers reported the following:

Operating Account Balance	\$8,872.90
Reserve Account Balance	\$29,359.32
AG Edwards Account Balance	\$162,108.79

Deborah reported that as previously instructed by the Board once the reserve account balance exceeds \$25,000.00 the accounting department will transfer \$25,000.00 into the AG Edwards account to earn a higher interest.

Old Business - The Board reviewed the paint bids submitted by Specialty Contractors, United Renovations and Guardian Construction for the exterior painting of the remaining 2/3 of the community. Management was instructed to verify bids and advise the bidders that when a contract is awarded a contract prepared by management would be executed not one prepared by the bidder.

With additional information being requested by the Board no decision was made to accept any of the proposals.

New Business - CCMC addressed the Board in regards to the 2007 budget preparation. Management advised the Board that the pool should be re-plastered and the pool deck needs to be re-surfaced. Additional budget line item discussed was landscape replacements of many dead shrubs and trees throughout the community due to the drought.

Discussion - The Board discussed the status of the drip irrigation system being done by Jonmar Landscape Services. Deborah Bowers will prepare a informational memo to owners and residents advising them of the installation and the need for residents and owners to hand water as is allowed by the City of Plano.

Adjournment - With no further business to discuss the meeting was adjourned at 8:55 p.m.