

**Turnberry Homeowners Association, Inc.**  
**Board of Directors Meeting Minutes**  
**February 25, 2009**

**I. Establish Quorum**

Quorum established with the presence of Board members: John Navin, Charlie Yorio, Rolf James, Sid Halsey and Mike Talbert.

Attending on behalf of MAY Management Services: Tim Hutchison.

**II. Call To Order**

The meeting was called to order at 3:00 p.m.

**III. Approval of Minutes – January 28, 2009**

Sid Halsey made a motion to approve the 1-28-09 minutes; Rolf James seconded and motion carried unanimously.

**IV. Financial Report**

There was no financial report given due to financials not being received prior to the meeting date.

**V. Committee Presentations**

- a) Landscape:
- b) Social: Carol Shook discussed having the “Spring Fling” in May.
- c) ARB: No report.
- d) Enforcement: One enforcement committee hearing scheduled for March 17<sup>th</sup>, 1264 Paradise Pond Road.
- e) Safety: No report.

**VI. Management Report**

Tim Hutchison provided the written report as attached.

**VII. Old Business**

- a) Bike Rack installation is complete.
- b) Reserve Study – Ask Dreux Issac to attend the next scheduled Board meeting.
- c) Mailbox post painting has been completed.
- d) Michael Talbert made a motion to not spend \$275 for striping the basketball court. Sid Halsey seconded the motion. The motion carried unanimously.

**VIII. New Business**

- a) Sid Halsey made a motion to have an attorney check the documents to see if the SJNWR Association has to approve ARB changes.
- b) Michael Talbert made a motion to have MAY Management research documents in how to change Board terms.

**IX. Adjournment**

With no further business to discuss the meeting unanimously adjourned at 4:37 p.m.