

Approved

Turnberry Homeowners Association, Inc.
Board of Directors Minutes
July 29, 2009

I. Establish Quorum

A quorum was established with the presence of: Charlie Yorio, Rolf James and Sid Halsey. Absent: Dan Navin and Michael Talbert. Attending on behalf of MAY Management Services: Tim Hutchison and Hope Tanner.

II. Call To Order

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

III. Approval of Minutes – June 24, 2009

Sid Halsey made a **motion** to approve the 6/24/09 minutes as presented; Rolf James seconded and motion carried unanimously.

IV. Financial Report (Rolf James)

Report given as of 6/30/09:

There is \$43,065 in the operating account and \$55,952 in the replacement account. Rolf reported on the status of the bad debt reserve. Tim Hutchison to setup a meeting date with Cathy Savarese on the Bad Debt, preferable day a Monday in August and notify the Board.

Charlie Yorio discussed money judgments and the fact that the funds are not coming through. Would like to discuss with MAY Management garnishment of residents wages for assessments past due. Tim Hutchison stated Roseanne Perrine would need to do background on work history and file the paperwork. This to also be discussed at the meeting in August with Cathy Savarese.

V. Committee Presentations

- a. Landscape –
 - o Delayed plantings at pool
 - o Need to revisit sign (bulletin board) placement with plantings.
 - o Cinch Bug problem around neighborhood and placed notification on the website to residents to catch the problem early.
 - o Committee received approval to complete landscape remediation previously presented to the board for approximately \$300.
- b. Social – Committee reserved Sept 20th for Wine Social and Nov 14th for Fall Fest. Flyers are ready to be finalized and placed on the website.
- c. ARB – May 2 submittals, June 1 submittal, July 0 submittals. Sid Halsey made a **motion** to appoint Steve Cashat as acting chair of the ARB, seconded by Rolf James with all in favor.
- d. Enforcement – Hearing on (4) houses on August 13th. Proposing to the Board that initial letter is sent for violation with 1 week to respond, if no action second letter is the certified letter of hearing date. The board agreed and directed MAY Management Services to follow the process as written in the documents.
- e. Safety – Street Light out towards pool and 1st house. Tim Hutchison to make sure this is called in for repair.
- f. Website – Reported residents are slow to use the site. Minutes need to be posted to the site. There has been no input so information has been removed.

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VI. Management Report

Report provided as attached.

Rolf James made a **motion** to approve the expenditure of \$340 for repair and inspection of backwash valve at the pool and annual inspection, seconded by Sid Halsey with all in favor.

Notice of Special Membership meeting for amendment approval needs to be sent by August 7th for a meeting of September 23, 2009.

Annual meeting to be set for November 19, 2009 first notice needs to be sent by October 2, 2009. Prior to October 2nd the amendment needs to be completed for mailing with the first notice of the Annual Meeting.

VII. Old Business:

- a. Status of Board Term Changes – Discussed the amendment under Manager’s Report.
- b. Transformer Boxes Painting – Discussed under Manager’s Report.
- c. Pool - Handrails, landscaping Items completed. Actively looking to get rid of old pump. Pool Rules Sign, has not been changed as yet. Entrance to pool states Turnberry Residents Only; need another sign at parking area. (3) Umbrellas on order.

VIII. New Business

- a. Pool – Work order has been approved. New filter has been ordered. Replacement of tiles; top tile is off-white color over time abrasive material has been used and tiles need replacing. Discussing a dark blue color. Request for Tim Hutchison to obtain bids. Comment to put a lock on the pool and issue keys to residents who are paid up on assessments.
- b. Letter from 216 Edge of Woods regarding large truck delivery – Discussion on various types of trucks in driveways.
- c. Fireworks – Incident in neighborhood, contacted Yarborough. Requested something in writing that resident was informed fireworks are illegal.
- d. CD Investment – Rolf James made a **motion** to approve the purchase of a 6-month CD for 1.75%. Seconded by Sid Halsey with all in favor.

IX. Adjournment

With no further business to discuss the meeting unanimously adjourned at 4:22 p.m.

X. Open Forum