

Meeting Minutes

Turnberry Homeowners Association Board Meeting
September 24, 2009
Ron's House

Attending: Ron Ford-President
Josh Gerfen - Compliance
Pam Mortellaro-Secretary
Randy Borchardt - Webmaster
Lisa Jenkins – Superior Management
Craig Wright – Vice President

Absent: N/A

Minutes from Prior Meeting

Minutes from July 30th meeting were reviewed and accepted by the board.

Financial Update

As reported by Lisa Jenkins, Turnberry finances are steady and we are on target with the yearly budget. There are some homeowners' dues still outstanding. Superior is pursuing the outstanding dues and some have gone to collection through the attorneys. Others previously on the list have been brought up to date including the late fees. The End of month Financial Information packet for August 2009 is available through the THOA President and Treasurer. Superior is asking us to consider an increase in dues by \$25.00 to be effective mid-2010. The board will consider this request.

Neighborhood Directory

Directory being compiled through Superior Mgmt. and is almost done per Lisa.

Neighborhood Watch

Randy is still working on this concept. Lisa has suggestions for connections to our CMPD contacts that have worked in other neighborhoods and will provide to Randy for further research and follow-up.

Open Board Positions

Due to a recent resignation of a board member, along with another position resignation a couple of months ago, there are 2 positions currently open. One of the positions is for a TARC (Turnberry Architectural Committee) and since this needs immediate fulfillment, rather than waiting for someone to fill the position from outside of the current board members this will be lead by current board member, Craig Wright and the other current board members will handle each request for review until the additional slots are filled and the positions are assigned.

Inspections

Currently run by Superior Management with a drive-through concept bi-weekly rather than specific seasonal inspections as what have been done in the past. Lists are generated by Superior contacts and released to the board for review and follow-up recommendations. From this list Compliance (Josh) monitors and requests letters from Superior as appropriate. Per the Board's request, Lisa will ensure that status is included going forward so that the Board will be able to track resolved issues appropriately.

Landscaping for Front Entrance

Currently the flower beds have not been tended to as expected with the contract we have in place. Currently Darren Powell is the contracted person for the beds. Lisa Jenkins will contact Darren to see what the plan is and whether he wants to continue with this process or if we need to get someone else.

Will ask Mike to move forward with the fertilizer for the front entrance based on the quote that was previous provided to the board.

Continuing Violations/Other Compliance Issues

- The Board will discuss these matters in Executive Session immediately following this Board Meeting.
- Hearings are currently scheduled for 2 homeowners at the Mallard Creek Rec. Center on October 2nd.

Upcoming Meetings Planned

The Fall Festival is scheduled for Saturday, October 24th in the Mozart Ct. cul de sac.

The next Meeting is scheduled for early November due to the Fall Festival and scheduling conflicts.

Meeting Adjourned 9:05 pm.