

KNIGHTS BRIDGE HOMEOWNER ASSOCIATION

Board of Directors Meeting Minutes
September 21, 2017
Starbucks at Los Rios and Renner, Richardson, TX
6:30 p.m.

The meeting was called to order at 6:33 p.m. by President Val Skidonenko. John Jones and Soon Chong were present. John Tarlton and Darius Hopkins representing Junction Property Management were also present.

I. Call to order - 6:33 p.m.

II. The minutes of the previous meeting were emailed to the Board earlier and will stand as read.

III. Financial Status

Current bank balances are operating = \$15,444.82 and savings = \$19,793.20.

IV. Old Business

- A. John Tarlton reviewed the Violations with the Board. Since January 17, 84 letters have been sent out. The Board asked if Junction could get a list of which homes are rented and compare it to the violation list. Darius will work on this, but it will not be easy.
- B. The Budget is being started for 2018. The next Board meeting will be needed to approve the budget officially. The Board decided that they should keep the dues at the current level.

V. New Business

- A. ARC questions were discussed. John Tarlton read the homes that had ARC variances since January.
- B. Plans for the next landscaping were discussed. At this time, the plan is to install trees, grass, and shrubs according to the Vitex bid.
- C. Holiday decorations will be handled by the Board again this year. A motion was made by John Jones and seconded by Soon to pay Sergio Skidonenko
- D. The need for a short-term Leasing Policy was discussed. The Board told management to proceed with getting the info for the policy with a minimum of a 6-month lease requirement.
- E. The front west stone flower bed needs some mason repairs. Junction will get prices for this work.

VI. Adjournment - 8:20 p.m.

Next meeting will be at the call of the Board President.

Respectfully Submitted by:

John Tarlton
Community Manager