

# KNIGHTS BRIDGE HOMEOWNER ASSOCIATION

Board of Directors Meeting Minutes  
December 3, 2015  
Starbucks at 544 and Murphy Road, Richardson, TX  
6:30 p.m.

Attendance: The meeting was called to order at 6:32 p.m. by President Val Skidonenko. John Jones and Debbie Bishop were present. John Tarlton representing Junction Property Management was also present.

I. Call to order – 6:32 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 = \$10,307.55 and savings = \$20,446.35. There are no outstanding bills at this time. Collections were reviewed by the Board in Executive Session.

IV. Old Business

- A. John Tarlton reviewed the Violations with the Board. Since August 2015, 65 letters have been sent out.
- B. The ARC was discussed in executive session.
- C. The Board approved the budget as attached with no dues increase.
- D. The Landscape work in the common area was discussed. Items to be done are Sod at the trees, replacement trees, more grass, and mulch in this order.

V. New Business

- A. 5415 Miller was having issues with the new gate. After discussing this with John T over email, everything was worked out. He does need to re-install the rain and freeze sensor that were attached to the fence. John T will inform him of that.

- B. The only owner request was discussed in executive session.
- E. The Board asked that a letter be send to the home on Miller Lane that painted their accents red without approval. They need to submit the paperwork or return it to the original colors.
- F. The Board asked for a letter to be sent to the 3404 CD due to the conditions of their trees.

VI. Adjournment - 8:05 p.m.

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

Respectfully Submitted by:

John Tarlton  
Community Manager