

Turnberry Homeowners Association, Inc.
Board of Directors Minutes
October 26, 2011

I. Call to Order

Charlie Yorio called the meeting to order at 3.03 p.m.

II. Establish a Quorum

A quorum was established with the presence of: Charlie Yorio, Mike Talbert, Rolf James and Eugene Rankin. Absent: Mardee Jenrette.

Attending on behalf of MAY Management Services: Tim Hutchison, Janette Cilliers, Diane Hartman and Jinger Hall.

III. Approval of Minutes from 9/28/11 Board Meeting

Rolf James made a **motion** to approve the Board meeting minutes from 9/30/11 as written. Eugene Rankin seconded and the **motion** carried with all in favor.

IV. Financial Report

Financial report as of 9/30/11:

Operating Fund	\$69,344.17
Cash in Bank	\$73,325.72
Replacement Fund	\$95,556.26
YTD (positive variance)	\$26,578.00

Rolf James reported that all budgeted items are on or below target.

Mike Talbert made a **motion** to approve the Financials from 9/30/11. Eugene Rankin seconded and the **motion** carried with all in favor.

V. Manager's Report, presented by Tim Hutchison

- The column light sensor has been replaced and Valley Crest has been made aware to keep that area trimmed back. Location of sensor: On concrete pole behind the viburnum bushes next to the bike rack at the entrance to Turnberry.
- The irrigation pump house has been painted and landscaped.
- The monument sign has been patched and painted.
- The pressure washing of the pool furniture has been scheduled for Monday, November 14th.

VI. Committee Presentations

- a. **Landscape** – There was no report.
- b. **ARB** – Eugene Rankin, ARB Chair, reported there were 2 request and 2 approvals. No one has volunteered to chair the ARB Committee.
- c. **Enforcement** – There are 4 cases going before the Enforcement Committee in November.
- d. **Security/Safety** – Mike Talbert discussed security/traffic safety under **VII b.1&2**
- e. **Welcome** – Eugene Rankin reported on behalf of the welcome committee. There were no new homeowners to welcome.
- f. **Website** – The approved ARB guidelines and applications have been placed on the website.

VII. Old Business

- a. **MM cost and procedure for ARB** – Tim Hutchison gave an update to the Board on the cost for MAY Management to manage the Architectural Review Board process, The Board would like Tim Hutchison to see if there could be a flat rate charged instead of the \$40 per hour.

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b. Traffic Control –

1. Mike Talbert reported the results of the electronic radar traffic speed device supplied by SJCSD. Vehicles were tracked at speeds in excess of 60 mph coming and going in the community. Mike will follow up with the Sheriff's department to have them come out and begin issuing traffic tickets.
 2. The Board approved the need of installing speed humps at two locations on Edge of Woods Road, based on the result of the traffic survey. Mike Talbert explained the difference between speed bumps and speed humps. The speed humps allows vehicles to travel at posted speed limit and have been proven to be more effective than speed bumps. There was additional discussion on the cost and the number of speed humps needed. Mike agreed to get all cost figures for material and installation as soon as possible.
- c. Vacant home and lot maintenance –** The Board approved to reduce the cutting to every other week, since the grass is not growing as fast this time of the year.
- d. Cost to replace two lounge chaises –**Rolf James made a **motion** to approve the proposal for the purchase of two chaise lounges from Contract Furnishings in the amount of \$396.14. Mike Talbert seconded and the **motion** carried with all in favor.
- e. Cost and plan to replace and reposition entrance landscape lighting –** Tim Hutchison suggested a meeting with Miller Electric, the Landscape Committee and Mike Talbert to work up a plan and determine cost.

VIII. New Business

- a. Annual Meeting location –** The Annual Meeting will be held in the Conference Room at MAY Management on November 16, 2011 at 7:00p.m. and the Budget Meeting at 3:00 p.m.

IX. Adjournment

With no further business to discuss, Eugene Rankin made a **motion** to adjourn the meeting at 3:49 p.m. Mike Talbert seconded and the **motion** carried with all in favor.

X. Open Forum