

PRESTON GRANDE VILLAS & TOWNHOMES ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

November 17, 2008

Attending: David Hushek, Joe Mayes, Larry Rothman, and Zvika Avivi, with Fran Koenig attending as an invited guest

Absent: Linda Sturdivant and Worth Durgin

David Hushek opened the meeting at 6:40 p.m.

Joe Mayes reported that there were no requests for ARC approval. We discussed a homeowners request for a mortar standard as she desired to do some brick work. Joe has called Westminster to see if there is a standard. The board agreed that a competent mason would be able to match the mortar color since it has weathered from the original.

Fran reported that she had not received the revised estimate for the landscape project. She also noted that the nursery would require a deposit at the time the order is placed. The board agreed that a \$2000 deposit would be acceptable after a final estimate is approved.

Fran also reported on the meeting she Mike Sanders had with Omega. Omega has not been responsive to their requests to assume responsibility for the landscaping along Cary Parkway. Fran also met with Wakefield Landscaping. They also denied any involvement with the shrubs along Rainbrook. This lack of responsiveness to our neighborhood concerns is troubling. Our community pays over \$10,000 to Omega and seems to get little in return. By motion made, seconded and unanimously approved it was resolved that "Fran Koenig and Mike Sanders are appointed as representatives of the Preston Grande Villas and Townes Homeowners Association charged with the responsibility and authority to deal with Omega and Wakefield Landscaping with the purpose of improving the landscaping on Cary Parkway and Rainbrook Drive."

Financial reports were reviewed. It was reported that our oldest past due has been caught up but others are falling behind. Larry will investigate the delay in hiring the new auditors for the 2007 audit.

The projected results of the 2008 budget were reviewed. It was noted that anticipated results were positive for many line items and negative for a few. The 2009 budget with a \$10 increase in

monthly dues was also reviewed. The increase will be used to increase the reserves unless additional funds are needed for the garage doors.

Larry and Fran reported on the Garage Door Committee work. Their investigation resulted in identifying a new contractor, James McCune. He has experience with treating and refinishing wood. The board approved hiring McCune to do seven doors as a test of his methods. Cost will be about \$800 per door plus materials. While this is significantly higher than past contractors we are expecting to get what we pay for which will return our doors to their original appearance.

The board noted Worth Durgin's latest email resigning from the board.

By motion made, seconded and unanimously approved it was resolved that "Kathy Frankel be appointed to serve the balance of Worth's term through 2009."

The meeting adjourned at 8:10 p.m.

Respectfully submitted,

David Hushek