

PRESTON GRANDE VILLAS & TOWNHOMES ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

October 14, 2008

Attending: David Hushek, Joe Mayes, Linda Studivant, and Zvika Avivi, with David Robbins and Rebecca Mousseau of Grandchester Meadows, Inc.

Absent: Larry Rothman and Worth Durgin

David Hushek opened our meeting at 6:30 p.m. Joe Mayes reported that there were no requests for ARC approval.

It was reported that Joe Mayes and Fran Koenig would run for board seats.

Financial reports were reviewed. It was reported that our oldest past due has been caught up. The board approved the search for another CPA firm, J. P. Roney, to perform the audit since our current CPA was not responsive to requests.

Termite retreatment will cost \$100. This is much better than anticipated. Difficulty is that Etheridge will need access to garages for complete treatment.

The 2009 budget with a \$10 increase in monthly dues was approved. The increase will be used to increase the reserves unless additional funds are needed for the garage doors.

HOA meeting discussion items will include garage doors, termite retreatment, budget and elections.

The garage door committee includes Claire Morley and Fran Koenig. It has been charged with investigating costs for various alternatives.

The meeting adjourned at 7:43 p.m.

Respectfully submitted,

David Hushek