

Minutes of the PGVTHOA Annual Homeowners' Meeting held December 6, 2008

The meeting held in the Common Area adjacent to Open Court was called to order at 4:05 pm by David Hushek, President of the Association. Linda Sturdivant, Kathy Frankel and Joe Mayes were the board members present. There were fifteen homeowners represented in person and eight by proxy. This was enough for a quorum so we proceeded with the meeting.

The Election of two board members was the only item on the agenda requiring a vote. David Hushek informed those assembled that Worth Durgin resigned from the Board and that Kathy Frankel was appointed by the Board to fulfill his remaining term of one year. Homeowners nominated for the board were Ruth Koenig from the Villas side and Joe Mayes and Hank Barsky from the Townes side. Hank's name was entered into nomination at the meeting by a homeowner. By show of hands and vote of the proxies Ruth and Joe were elected to three year terms on the board.

During the open forum the homeowners:

- Asked when the riprap behind 123-137 Grande would be installed;
- Asked if the gutter cleaning would be completed before year end. They noted that the gutters and down spouts at several homes were full of pine needles. They suggested that we offer additional cleaning services for those homeowners who desire them at their expense.
- Suggested that the ARC or a subcommittee inspect the exterior of all homes for maintenance issues. Although the HOA is not responsible for maintenance it can suggest and then require maintenance when needed.

Ruth Koenig reported on the garage door refinishing plan. The new contractor will be tested on seven units, three on the Townes side and four on the Villas side. It was noted that this work would require assistance from the homeowners as the contractor must raise and lower the doors for proper application and drying.

The meeting adjourned at 4:25pm.

Respectfully submitted,

David Hushek