

PRESTON GRANDE VILLAS & TOWNHOMES ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

April 14, 2008

Attending: David Hushek, Joe Mayes, Zviki Avivi, Linda Sturdivant, and David Robbins and Rebecca Mousseau of Grandchester Meadows, Inc.

Absent: Rory Mueller, Larry Rothman, and Worth Durgin

David Hushek opened our meeting at 6:05 p.m. by asking for any ARC requests. Joe Mayes reported the request put in by Victor for a brick patio at the bottom of his deck steps. There will be no problems with irrigation or easement issues. This was approved by the board.

Under our second agenda item we discussed the HOA meeting agenda set for Saturday, April 19, 2008. We will discuss the upcoming power washing and bring a list of the garage door progress. Also, June 30th is the deadline set for all homeowners to have their decks stained in accordance to code.

Under our Status Update, it was reported that the progress of the garage door staining is going well. It will be reported to all the homeowners that attend the upcoming HOA meeting. David informed the board that all notifications regarding upcoming foreclosure proceedings sent via certified mail and regular mail to Gregory David, 155 Grande, has been completely ignored. One final notification will be sent certified, normal postage and in person. Fifteen days will be given after this notification is delivered before lawyer will proceed with the Foreclosure.

Under our financial report, David Robbins reported that the issue with the CD is being worked on and we will be notified when the bank accepts the check.

Rebecca informed us that irrigation will continue on alternate days except Mondays. Water restrictions have been lifted. She is getting a quote for power washing the driveways, sidewalks, and curbs.

The meeting adjourned at 6:30 p.m.

Respectfully submitted,

Linda Sturdivant