

PRESTON GRANDE VILLAS & TOWNHOMES ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

January 14, 2008

Attending: David Hushek, Joe Mayes, Zvika Avivi, Worth Durgin, Rory Mueller, Linda Sturdivant, and David Robbins and Rebecca Mousseau of Grandchester Meadows, Inc.

Absent: Larry Rothman

David Hushek opened our meeting at 6:02 p.m. by asking for any ARC requests. Joe Mayes reported that there were no new requests at this time.

Under our second agenda item, David Hushek called for input from our board members and their observations of the two refinished garage doors completed by our vendor. After a discussion, the board approved the work to be contracted and completed as scheduled by Hamp Davis. David Hushek asked that David Robbins supply the board with a complete list of the garage doors needing work in 2008 along with a work schedule of when the individual doors would be completed. The board asked that David have the list to the board by the February meeting.

Under landscaping issues, Rory Mueller reported a concern of wet and non-draining water behind the first home on the left as you enter the Prestonian side. David Robbins acknowledged the problem and mentioned that the slope of the terrain causes the drainage problem. David agreed to revisit the area.

In our ongoing discussion of dead trees on our property, we discussed the list supplied to us of drought resistant trees and shrubs. The board discussed and agreed to the removal of two dead cypress trees and two eleagnus trees on the Grand side. The decision was made not to replace the trees until the drought restrictions have been lifted and not to choose the replacement trees until that time.

Under our financial report, David Robbins reported that we have six homeowners with delinquent monthly dues for the month of December and that one residence has now been turned over to our attorney for fees owed on our last assessment for the lighting project. In continuing the discussion, we moved our 2007 reserves for projects forward to the 2008 budget.

Under our fourth agenda item, the board reviewed our services. David Hushek asked for a list by our February meeting of the service dates for the following contracts that will be completed or continued:

- Pine straw distribution on property
- Garage door maintenance
- Gutter gleaning out/surface cleaning
- Power washing of sidewalk and driveway
- Termite inspection

In our open forum, Worth and Joe agreed to continue to get signatures on the covenants project from the Grande side and try to complete by the February meeting. Rebecca agreed to send out a notice letting the residence know that they will be coming to individual homes this month.

It was also noted that Horace Hodges reported a broken piece of glass on his outside light. Rory agreed to contact the homeowner.

Joe Mayes thanked the board and David Robbins for the circle parking on Grande now being approximately 98% free of homeowner's vehicles.

The meeting adjourned at 6:55 p.m.

Respectfully submitted,

Rory Ann Mueller