

PRESTON GRANDE VILLAS & TOWNHOMES ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

February 11, 2008

Attending: David Hushek, Joe Mayes, Rory Mueller, Larry Rothman, and David Robbins and Rebecca Mousseau of Grandchester Meadows, Inc.

Absent: Zviki Avivi, Worth Durgin, and Linda Sturdivant

David Hushek opened our meeting at 6:05 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 Robbins distributed a schedule of our 2008 services for homeowners including pine straw, termite contract, garage doors, gutter cleaning and gutter surface cleaning and power washing of sidewalks and driveways. After a short discussion, the board approved the schedule of services and asked David Robbins to move forward with the vendors contracted for the services. It was noted that all services will be subject to the current drought restrictions.

Under landscape and dead trees issues, it was suggested that homeowners use downspout runners during the drought to help water their plants and shrubs. David Robbins said that he would include this suggestion on the web-site. With the drought in mind, the board agreed to table the suggested irrigation improvements until August. Rebecca reminded the board that the approved dead tree removal would take place this week. In conclusion, it was suggested that the board consider replacing our pine straw with a variety of stone. The board noted the suggestion.

Under our financial report, David Robbins reported that we have a number of homeowners who did not include the new increase in dues with their January payment. David also reported that we have one remaining homeowner who has not paid the special assessment and late fees for the lighting project. The board instructed David to move forward with our attorneys to place a lien on his residence if the amount due is not collected by February fifteenth. In addition, David distributed the final copy of our 2006 audit from R. Scott Grady, CPA, PLLC, our accountant.

The meeting adjourned at 6:45 p.m.

Respectfully submitted,

Rory Ann Mueller