

Feb. 9, 2009 Minutes for Preston Grande Villas & Townes Assoc. Inc.

1. Meeting was called to order at 6:45 p.m. Those in attendance were Joe Mayes, Larry Rothman, Kitty Frankel, Fran Koenig and Linda Crider was an invited guest. Absent was Zvika Avivi, David Robbins and Linda Sturdivant.

2. Minutes from January were approved.

3. Financials- 13% of homeowners are delinquent but David Robbins is working on this matter. The total delinquent amount is \$2800.00.

4. Owner's meetings schedule & HOA schedule- HOA is set to meet the second Monday of the month at 6:30 p.m. The annual homeowner meeting is scheduled for October. The quarterly meeting will be the end of March.

5. Old business

- a. Maintenance issues- shutters, trim, driveways, Fetsko Landscaping and drainage issues- Some of the shutters have been put back up. The trim work is being replaced and is in progress. The driveway issue was tabled until next meeting. Fetsko still needs to look at the drainage issues on the Prestonian side of the property. Linda volunteered to meet with Dave Fetsko to discuss leveling off of shrubs,
- b. Etheridge termite control, gutter cleaning- Etheridge is not returning our phone calls about termite control. Gutter work was completed the first week in February.
- c. Garden & Supply plantings and offer-They have been paid for the planting of rose bushes etc. by mailboxes and they would like the opportunity to bid on our maintenance contract in the fall.
- d. Garage door commencement- Bids were collected and the vendor selected is Jim McCuen. He is scheduled to begin work on the garage doors as soon as the weather cooperates. He has been given a deposit. He will first work on units 100, 102, 104 and 106 on the Prestonian side and units 101,103 and 105 on the Grande side.
- e. Quorum number for voting- Total membership is 82. 66% is required for a quorum.

6. New business

- a. Schedule for services for 2009, pine straw etc.- no further discussion
- b. Linda Crider to meet Dave Fetsko for shrub trim along parkway.
- c. Directory and newsletter- safety, decks, dogs and spring reminders- Board decided to ask David Robbins to make a directory and newsletter.
- d. Architectural requests- None.
- e. Light refund- Tabled until next meeting. Idea suggested to have homeowners deduct refund amount from their monthly dues.
- f. Covenant signatures- No further discussion.
- g. Erosion problem- Town issue? David Robbins is looking into who is responsible Morrisville or the Town of Cary. Board decided to ask Hank B. to look into it further.

7. Open Forum- No new items. Meeting was adjourned at 8:00 p.m.