

Preston Grande Villas & Town Homes Association

September 13, 2010 minutes 151 Prestonian Place

Attending: Larry Rothman, Linda Sturdivant, Fran Koenig, and guest Lee Hatcher

Meeting called to order at 6:35PM

I. Financials

Larry reported that we were doing well and with only one delinquency which into foreclosure.

With power washing continuing at \$125 per unit, and all garage doors completed we are on target with work and financing those items.

Some audit work needs to be completed.

II. Old business

- a. power washing continues- there will be a 2 week delay as Jim has another commitment. Curbs and driveways and sidewalks, all trim and front porches are being done. Prestonian side is complete and about 50% of Grande side.**
- b. Trim replacement reminders need to go out. We will not be responsible for door damage for those who are not replacing trim.**
- c. Irrigation- some large issues have been addressed and we are still within budget.**
- d. Drainage problems- rip rap was installed over the summer on Grande side to prevent erosion which has been a major issue. Hatcher property drainage problem was resolved and drainage pipes installed on the back side.**
- e. Parking is getting better. After 2 towings neighbors realize that they cannot abuse the public parking space rules. There is to be no overnight parking unless a short term guest is here and their driveways and garage spaces are filled.**
- f. Houses with parties were addressed about picking up trash and complying with parking rules.**
- g. Jim will give an estimate to fence repairs for a project next spring**

III. New Business

- a. No new architectural requests**
- b. Park-tow guidelines will not be changed**
- c. Aerating and seeding was put off for a week due to dry weather forecast. G & S will begin in Sept.**

- d. Annual meeting will be at Stonewood in the back room. Fran Koenig will reserve the room for first Thursday in November. Notices will go out and hopefully a newsletter by then. We need to address covenants and request for a notary in area to help.**
- e. We will ask for volunteers for the board.**
- f. Roofing: board decided that it will be an assessment in the future as cost would be over \$50 per month HOA dues increase from now on. With down economy- not a good idea.**
- g. Dues: we would like to prevent an increase for this year if possible.**
- h. Town taking over street repairs: sounds like a good idea. Property taxes would be increases at the rate of \$1 per \$100 value. However, this would continue until all is paid for- could be several years. Yet the cost of road repair for HOA could be a large increase in either dues or an assessment in the future. Consider issue and ask people to attend Town meeting on the 21st of this month.**
- i. Fran Barsky will present issue at annual meeting and Larry Rothman will present roofing issue.**
- j. We need annual meeting notices to go out with a proxy signed if necessary and copy of covenants and a newsletter.**
- k. Fran Barsky is going to count arborvitae that need to be removed and then Fran will ask G & S for an estimate to remove these and also a quote to fill in along Cary Parkway where there are gaps for privacy.**
- l. We agreed to remove trees in common area of Prestonian side. Fran will call the contractor and set a date having the work done before annual meeting.**
- m. We need to notify everyone that Jim can paint railings, posts, and shutters and that after 10 yrs these items need to be addressed.**

Meeting was adjourned at 9:00PM