

**Preston Grande Villas & Townhomes Association Inc**  
**April 12, 2010**

Present: Fran Koenig, Larry Rothman, Jeff Pinnow, and Micki Kamszik

Meeting was called to order at 7:15 PM.

Financials were reviewed. Total of delinquent dues at this time is \$4,678, with one serious issue representing over half of this amount. Upcoming expenditures, once the work on the garage doors is complete, will involve the drainage issues on the Grande side and power washing of all units.

Old Business

1. Pollen has slowed progress on garage doors slightly. There is only one group of townhomes left on each side to complete.
2. Garden & Supply has provided a plan relative to the drainage issues on the Grande side. Jeff Pinnow will seek another quote before a contractor is chosen.
3. HOA attorney may be able to help with determining Preston Master HOA's obligations to Preston Grande Villas and Townhomes. David Robbins will do some research with property maps this week and further action will be decided from there.
4. The dead tree in the rear yard of the property located at 106 Seagrove Pl has been removed.
5. The annual inspection and treatment for termites by Etheridge Pest Services will begin this week. Full treatment will be provided on the Grande side (holes will be drilled to insert required chemicals). Homes on the Prestonian side had the full treatment last year, so they will receive just the normal inspection. Although a couple of notification emails were sent, some homeowners did not understand the full extent of the full treatment process. It was concurred that a more thorough description of the process should be issued to homeowners, including homeowner preparation details and the recommended schedule of treatment from year to year. The need for 100% neighborhood participation to avoid warranty cancellation should also be emphasized.
6. David Robbins continues to gather estimates for pressure washing of all unit exteriors (except doors and windows), driveways and sidewalks. This will be done in May/June. David will also seek estimates for inserting drains along curbside where needed.
7. Jeff Pinnow will investigate options to replace a tree which was removed from a property on the Prestonian side.
8. David Robbins will contact a neighbor on the Prestonian side regarding a portable basketball hoop in the driveway.

## New Business

1. Homeowners will be reminded to make deck repairs. Sikken's Cetol SRD Cedar on Cedar (#077) will be added to the list of approved deck stains.
2. Homeowner response regarding the new landscaping maintenance contractor (Garden & Supply) is very positive. Jeff Pinnow will schedule a "walk-through" the neighborhood with Garden & Supply to obtain suggestions for the following: plantings in front of neighborhood signs and embankment along Cary Parkway and replacements for shrubs/trees between driveways, gaps between shrubs along Rainbrook, and other areas.
3. Options for mulch replacement are under consideration. Next application will be done in June.
4. Irrigation system will be reactivated within the next 2 weeks.

Meeting adjourned at 8:30 PM.

Minutes prepared by Micki Kamszik