

PRESTON GRANDE VILLAS & TOWNHOMES ASSOCIATION INC
MEETING MINUTES
January 11, 2012

Present: Fran Barsky, Kevin Koski, Christina Verni, and Micki Kamszik.

Meeting was called to order at 7:10 PM.

Financials

Larry Rothman was unable to make the meeting but reported that the financials were reviewed with nothing of note to report.

This year, the main focus will be driveway repair. The drainage issue affecting properties on the Grande side will also be addressed. The replacement of irrigation lines will be managed as needed, in priority order, to keep within budget guidelines.

The Board concurred that due to the anticipated large expense of the driveway repairs (approximately \$17,000), and to allow the repairs to settle, it would be prudent to delay the exterior driveway cleaning of the units another year. This would put the exterior driveway cleaning on a three-year cycle, but should be evaluated on a yearly basis.

Old Business

1. A quorum of homeowners' signatures has been received for the amended covenants.
2. Rainy Days is going to provide an overall master plan and quote for upgrading/replacing the irrigation system as well as a maintenance contract.
3. Driveway repairs will begin the week of 1/23/12, weather permitting. David Robbins will notify the applicable residents of the schedule and provide instructions to follow after repairs are made.
4. Crepe Myrtles will be planted this month where the river birches were removed.
5. The application of mulch and pine straw has been completed.
6. An additional application has been applied to maples diseased with black scale mold.
7. Our HOA believes that the ownership of the fence that borders the back of PGT and Preston Grande single-family homes has been resolved, however, we need affirmation from the Preston HOA. Both boards are working together to resolve this issue.
8. The re-glazing of sun-facing garage doors began in December and is on schedule.
9. David Robbins will follow up with homeowners who have been previously notified regarding repairs for which they are responsible. Repairs that are not made by homeowners will be repaired by a HOA contractor and charged to the homeowners.

New Business

1. Kevin Koski will develop a spreadsheet outlining the maintenance schedule for the recurring items for which the HOA is responsible, including garage doors, exterior cleaning, termite inspection/contract, and landscaping. This will assist in the management of these responsibilities. One time projects will be listed as well, such as street maintenance, railroad tie retaining wall replacement, drainage improvements, etc.

Meeting adjourned at 8:15 P.M.