

Preston Community Association  
Minutes of Board of Directors Meeting  
8/9/07

Meeting called to order at: 8:00 am By: Marty Hartwell

Members Present: Marty Hartwell, David Newman  
Roy Meece and Mark Perez

Members Absent: Vanessa Jenkins

Others Present: Sue Fallwell, Omega  
JW Shearin and Cindy Lincoln, ETd Associates

Presentation:

JW Shearin gave a presentation on the scope of work and related costs for the Preston Entrance at Cary Parkway and Crabtree Crossing. Along with obtaining additional bids, ETd will finalize the survey and plat description over the next month. In lieu of this information, the Board will redo the five year capital replacements/improvements flow chart.

Hearing:

The homeowner invited to appear for a violation hearing chose not to attend the hearing. Although the violations have now been corrected, the Board chose to impose a fine should the owner repeat the violations in the future. Marty Hartwell motioned to impose a fine of \$100.00 per day for each future day the violations recur. The motion was seconded by Dave Newman and unanimously approved.

Minutes of 7-5-07 meeting were read. Motion to approve by David Newman. Seconded by Marc Perez.

Committee Reports:

Architectural:

Report given by: Marty Hartwell

#1052 Forest - Replace front porch, add screen wall and iron gates – approved

#1053 Meadows – Fence – approved

#1054 Trails – Change house paint – approved

#1055 Links – Fence – approved

#1056 Estates – Enlarge Porch, add pavers and terrace – approved

# 1057 Crossings – Screen Porch over existing deck/patio – approved

Status Violations report reviewed:

Property has had 4 letters of violations spanning back to 8-30-06 most relating to lawn maintenance. Homeowners did not respond to address the BOD, therefore a fine letter of \$100/day will issued until the matter is resolved. Matter has been turned over to atty for correspondence

Property with fence violation – 4-10-07 Send letter of fence violation with time frame to remove or replace with proper fence for golf course lot – 5-4-07 Homeowner attended the meeting with photos of project as of that date. Board’s decision was to allow a fence to match the existing pool fencing. Non-approved fence to be removed.

Treasurers Report:

Report given by: Sue Fallwell

The Board requested a comparison of light maintenance expenses with previous years and detail on the location of repairs, if available.

Capital Improvement Projects:

Proposed sign at Cary Parkway/Crabtree Crossing Parkway – W&R has staked proposed sign location – Roy & Vanessa to meet Bob Wakeham on site regarding possible design changes - follow up with Bob Wakeham on sign design. Design approved. Vanessa to price. 5-2-07 Marc is pursuing getting Highlands involved in the process. 5-31-07 BOD approved proposal from Etd. in the amt of \$4,900.00 to oversee the project. 8-9-07 See presentation note above.

Wakefield - High House Road and Cary Parkway plantings – working with TOC for final approval. Final price of \$62,850.00 for High House Road and \$29,350.00 for Cary Parkway. Approval to proceed immediately was given for the High House Road Phase. Wakefield still working with TOC on tree substitutions required after approval from TOC Cary Parkway planting is on hold. 3-2-07 Both projects are delayed due to TOC and DOT approval process – optimum planting season will be missed therefore will be delayed until Fall ’07. TOC has not made a determination that trees cannot be planted in the median of Cary Pkwy. Wakefield to meet with TOC on this portion of the project to see what our options are and report back at May meeting. **5-31-07** Wakefield made a presentation updating the High House road project – still targeted to be planted this fall. A few tree substitutions had to be made per TOC. Also made presentation of what can be done on Cary Pkwy to meet new TOC standards of no trees in the median of Cary Pkwy. Wakefield will re-draw Cary Pkwy per Board instructions and proceed with approval process thru TOC. 8-9-07 Board notified that TOC has given approval of the High House project subject to final notations that need to be made on a color aerial (TOC had disposed of previous colored submittal).

Unfinished Business:

Board for Preston Ponds presented their documents to be sent to their membership to vote to join the master for our review. Documentation was fine. Preston Community Board asked that the pond be evaluated at our expense to make sure no immediate needs or problems associated with taking the pond into our association. Board signed outline of

merger agreement for Ponds BOD. Board reviewed letter dated 8-11-06 regarding status of Pond and a repair needed. Scope of work and price to be given to the Ponds BOD. Annexation of Ponds will be on the agenda for the Annual Meeting. Assuming Ponds HOA wants to proceed with calling a special meeting to vote on their annexation – Omega will prepare to call a meeting in Jan/Feb just for Ponds vote. Omega to have Ponds HOA approve cost of mailer and the proceed with mailer for voting vs mtg. Due to cost - Preston Ponds request to join the Association will be postponed until November Annual Meeting.

BOD needs to review and consider how to handle “perimeter landscaping and maintenance” of plant material throughout Preston. Site visit by Marti, Marc, David and Vanessa on Friday March 16<sup>th</sup> at 8:00. Vanessa and Dave to meeting with Wakefield with results of site visit for recommendations for plantings. In the meantime Wakefield was authorized to trim/clean up the following areas: Plantings along Cary Pkwy abutting Preston Oaks, both sides of Preston Fairwoods entrances, Preston Trails entrance and remove any and all dead material in perimeter landscape.

Highlands Ridge homeowner asked that the BOD investigate the feasibility of lighting entrance signs and how would the neighborhood go about changing mailboxes. Sue to check on price to light both signs. Proposal for sign lighting reviewed. Put on hold. Want to investigate how many signed in Preston are not lit and possible get a proposal to light everything over a period of time.

David and Roy to work with Sue to apply for TOC funds for Capital improvement projects

Board to investigate how many signs there are within our association and look at a replacement program over period of time. Some of the cost could be subsidized through the TOC program. At same time work out a replacement program for remaining neighborhoods that do not have the black aluminum mailboxes. Marc and Roy are taking on this project. **5/31/07** Estimated cost of \$95,000 was presented by Marc as well as a phasing plan to begin replacement. Board postponed a decision to start the project until Funds and projected costs can be reviewed again at next meeting.

Portable Storage Units – Board discussed what is a reasonable length of time for someone to have a unit in their driveway. New verbiage will be inserted in the Architectural Guidelines allowing a homeowner to have a unit in a driveway for 30days.

BOD to establish a policy for lawn/turf maintenance to be written, inserted in the Architectural Guidelines and posted to the website. **5-31-07** Members to review proposal presented to Sue and make comments for new policy at next mtg.

#### New Business:

Need to check playground equipment in Creek Park Drive Park for safety, wear and tear.

Next BOD Meeting: Wednesday, September 12, 2007 – 8:00 a.m. at Preston  
Development Office

Meeting Adjourned: 9:45 a.m.