

Preston Community Association
Minutes of Board of Directors Meeting
9/12/2007

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

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

Others Present: Sue Fallwell, Omega

Minutes of 8-9-07 meeting were read. Motion to approve by Vanessa Jenkins. Seconded by Roy Meece.

Committee Reports:

Architectural:

Report given by: Marty Hartwell

- #1059 Peninsula – convert current deck to screened porch – approved
- #1060 Crossings – replace siding, trim, gutters – approved
- #1061 Oaks – Build sun room and replace current deck – approved
- #1062 Crossing – exterior painting – approved
- #1063 Wynds – remove trees – needs signatures from neighbors – approved
- #1064 Wynds – Remove trees – approved
- #1065 Vistas – Add screen porch – approved
- #1066 Highland Ridge – Fence – needs site visit

Hearing: Two homeowners were invited to appear for violation hearings. Neither party chose to attend. Sue to check status of improvements and email board members regarding imposing fines.

Status Violations report reviewed:

Property on Lippershey with fines 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 on Trellingwood – 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 Mr. Lutz attended the meeting with photos of project as of that date. Project has been heavily landscaped from the golf course but still can see the approx 12' chain link fencing. Board's decision was to allow a fence to match the existing pool fencing around the sport court. Chain link fence to be removed. 9-12-07 Board turned over to attorney.

Treasurers Report:

Report given by: Sue Fallwell

Funding for Capital Improvement Projects was discussed – Board to hold additional meeting to discuss priority of projects.

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. 9-12-07 Roy Meece reported the Homeowners on the Wynds side of the project is in agreement to proceed. The Homeowner on the Highlands side of the project does not want to give approval for easements. Board decided to move forward with only one sign at the entrance to be placed on the Wynds side of Crabtree Crossing Parkway.

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. 9-12-07 Sue reports Omega received approval for the project from the TOC dated 8-17-07.

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 then 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 16th 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. New Board member – Mark Perez will work with Highlands Ridge on a mailbox replacement plan 2-2-07 mtg Mark reported he had more than the required 80% approval signatures to change out the mailboxes. Mark to work with Sue to send letter to homeowners to replace mailboxes. Homeowners will have one year to change styles. 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 a maximum of 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. Policy is written but not posted due to water restrictions by TOC.

New Business:

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

Next BOD Meeting: Thursday, October 11, 2007 – 8:00 a.m. at Preston Development Office

Meeting Adjourned: 10:15 a.m.