

Preston Community Association  
Minutes of Board of Directors Meeting  
2/2/07

Meeting called to order at: 8:05 By: Marty Hartwell

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

Others Present: Sue Fallwell, Omega

Minutes of 1-5-07 meeting were read. Motion to approve by David Newman. Seconded by Roy Meece.

Committee Reports:

Architectural:

Report given by: Marty Hartwell

#1015 Links - In ground pool – denied - need site plan and fence location

#1016 Grande - Request 4.5 ft fence – denied

#1017 Hamptons - Family/Kitchen addition – approved

#1018 Highland Ridge – Exterior painting – approved

Violations report reviewed

Treasurers Report:

Report given by: Sue Fallwell

3 Accounts are with attorney for proceeding with foreclosure

Collections for 2007 progressing well

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

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. Board informed that DOT review and approval now required – may miss this season’s planting window if approval is not quick.

Unfinished Business:

Preston Forest homeowners canvassed about a change in mailbox standard - the majority wants to keep their current style. Omega will send out letter to homeowners.

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.

BOD needs to review and consider how to handle “perimeter landscaping and maintenance” of plant material throughout Preston.

Working to clean up cemetery between Preston Pond and Preston Crossings – on hold – try to get TOC involved.

Highlands Ridge homeowner asked that the BOD investigate the feasibility of lighting entrance signs and 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.

Power washing bid awarded to Ray Fricker who will do the signs in phases – perimeter signs will be in first phase to begin this month, weather depending.

Replacement concrete balls for entrance are installed.

Upon review of annual meeting notes – BOD requested an opinion from the association atty regarding use and allocation of reserve funds for capital improvement projects. 2-2-07 Per atty this would fall under definitions in the restrictive covenants. Definitions allow for improvements with reserve funds not just maintenance of existing items. BOD will refer to consultants study of required funds needed on hand to maintain all existing structures and dedicate that amount of funds needed to always be maintained in a true “reserve fund”. In future budgets reserve funds and capital improvement funds will be identified as separate line items.

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

#### New Business:

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.

Next BOD Meeting: Friday March 2, 2007 – 8:00 a.m. at Preston Development Office  
Meeting Adjourned: 9:40 a.m.