

Preston Community Association
Minutes of Board of Directors Meeting
3/2/07

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

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

Others Present: Sue Fallwell, Omega

Minutes of 2-2-07 meeting were read. Motion to approve by David Newman. Seconded by Roy Meece.

Committee Reports:

Architectural:

Report given by: Marty Hartwell

#1020 Oaks – deck enclosure – needs site visit – results to be called to Omega

#1021 Grande – Extend bedroom and closet – approved

#1022 Glenn – Add dormer – approved

#1023 Peninsula – Site plan approval for re-build – approved

#1024 Wynds – Ext. painting – approved

#1025 Wynds – Extend bedroom – need site plan – approved

Status Violations report reviewed:

Property on Lippershey has had four letters of violations spanning back to 8-30-06, most relating to lawn maintenance. Homeowner did not attend hearing. Board decision to assess a fine letter of \$100/day until the matter is resolved.

Treasurers Report:

Report given by: Sue Fallwell

Three Accounts are with attorney for proceeding with foreclosure

Accounts receivable for 2007 assessments - \$28,788.00 – 2nd reminder notices mailed.

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. 3-2-07 - Both projects delayed due to TOC and DOT approval process – optimum planting season will be missed therefore will be delayed until fall '07.

Unfinished Business:

Preston Forest mailbox posts style no longer available from original vendor. Board deferred decision until the April meeting.

Board for Preston Ponds has decided to wait until the Preston Master HOA meeting in November for membership vote on the Ponds joining the Master.

BOD needs to review and consider how to handle “perimeter landscaping and maintenance” of plant material throughout Preston. Site visit by Marty, Marc, David and Vanessa on Friday March 16 at 8:00.

Proposal for the addition of lighting at the Highland’s Ridge entry signs put on hold until a full review of all signs within Preston. The Board wants information on the total number of signs within Preston that are unlighted before obtaining a proposal for uniforms lighting.

Work continues on the power washing/ sealing of all 57 entrance signs. Lettering on signs will also be touched up.

David and Roy reported that the current capital improvement projects do not fit the requirement for the Town’s matching grant funds. Board considered pursuing use of the program for an upgrade to the street and road signs within Preston. Board to first investigate the number of signs within the association and look at a replacement program over a period of time. Marc and Roy are taking on this project.

New Business:

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

Omega to send letter to TOC on behalf of BOD regarding the new island at Bridle Creek and Creek Park not being maintained. Letter to request that the island be maintained or removed.

Next BOD Meeting Thursday, April 5, 2007 – 8:00 a.m. at Preston Development Office

Meeting Adjourned: 9:40 a.m.