

Preston Community Association  
Minutes of Board of Directors Meeting  
12/13/2007

Meeting called to order at: 8:10 AM

Members Present: Marty Hartwell, David Newman, Roy Meece, Jim Lehner  
Members Absent: Mark Perez

Others Present: Sue Fallwell, Omega

Minutes of 11/08/2007 read and approved.

Election of Officers: Marty Hartwell, President  
David Newman, Vice President  
Jim Lehner, Secretary  
Roy Meece, Treasurer  
Mark Perez, At Large

Architectural Review:

Submittal status below:

Approved

#1073 – Bluffs - Patio & Gazebo

#1074 – Forest - Exterior Paint

#1075 – Peninsula - Rear & Side Walls

#1076 – Crossings – Siding/Paint color change

#1077 – Forest - Rooftop Solar Panels

Treasurers Report:

Sue Fallwell presented current financials and expenditures. Reserves are primarily held in CD's – renewal approved by board. Income/expense line items of essentially the same type will be combined to avoid confusing entries.

Collection issues outstanding were identified and Board approved further action.

Old Business:

Preston Ponds Annexation - annexation process approved at the annual meeting. Action to complete the process put on hold pending resolution of outstanding issues (reserve contribution and pond). Board decision is that all expenses for the correction of the problems must be covered before annexation takes place. The Pond's representative will attend February meeting.

Lawn/turf maintenance guidelines remain pending change in drought condition.

Crossings playground condition and equipment evaluation remains open. Sue will check refurbishing and replacement options with the manufacturer.

Annual Meeting Review – Reference a memo from Bill Oliver concerning the 2006 annual meeting to require the BOD to distribute a copy of the CPA audit to all association members in the June – August timeframe. The minutes will be amended to include this. It was noted that the cost of complying with this timeframe may increase due to the deadline requirements placed on the auditor. Decision was made to have the audit completed no later than the end of June each year. Due to the prohibitive cost of reproducing and mailing a full copy of the audit to every member, the Board made the decision to continue with the policy of having a copy of the full audit available by appointment at the Omega offices during normal business hours. Copies will be at the expense of the inquiring member if desired. A certification of the audit and a simple balance sheet will be placed on the website. The Board also requested that the minutes be posted on the website on at least a monthly basis. Marty and Sue to work with webmaster to get a calendar posted on the website. It was noted that Jennifer Gilmore volunteered to help with a newsletter type communiqué and could gather informational items to list.

Correspondence Review: Reference a memo from a homeowner concerning requested additions to the minutes of the 2007 annual meeting. Since items were not discussed at the meeting, they cannot be included in the minutes of the meeting. Board recommended that Omega staff address the concerns of this owner and other concerned members through written communication or an informational meeting with the accounting manager at Omega.

Status of Violations Reviewed.

Board informed that Wakefield Nursery continues to have the plantings for the High House median on hold and that plantings will begin when the weather pattern changes.

New Business:

Crossings Pond Vandalism – memos received from concerned owners outlined recent vandalism to the playground and wildlife. As a first step, Board will investigate the addition of a street light at the playground.

Next Meeting: January 10, 2008 at 8:00 AM. at Omega offices 1010 Buck Jones Rd.

Meeting Adjourned: 10:00 AM