

**PRISTINE PLACE
BOARD OF DIRECTORS MEETING
MAY 17, 2007**

Those in attendance included: President, Gayle Davis, Vice President, Terry Ogden, Secretary, Sue Graham, Treasurer, Josh Villardi, Director: Rob Starz, Management: Debra Perricone, and John Franklin

I. Call to Order: President, Gayle Davis, called the meeting to order at 7:08 p.m. and led those in attendance in the Pledge of Allegiance.

II. Announcements: Gayle made the following announcements:

A. Barbeque: Gayle announced the Social Committee is sponsoring a Barbeque on Sunday and encouraged residents to attend.

B. Wal-Mart Gayle thanked Fred Meier and the rest of the committee for the great job they did in planning and executing an outstanding presentation to the County Commissioners. Because of their efforts we won the first round of the battle with all 5 of the Commissioners voting against Wal-Mart. The County is already working on rewriting the "Big Box" ordinance and will hold a public hearing once it has been completed. Residents will be notified of any future meetings.

III. Minutes: Terry made a motion to accept the minutes. Josh seconded the motion and it passed with a unanimous vote.

IV. Treasurer's Report: The total Reserves are \$161,545.17 and the total including reserves, clubhouse, etc. is \$358,269.66, leaving a surplus of \$17,462.30. The reserves will be moved to BB&T and the operating and checking accounts will be at Bank of America. Sue made a motion to accept the report. Rob seconded the motion and it passed with a unanimous vote.

V. Committee Reports

A. Adopt-A-Road: Fred Meier reported that the County will address the weeds and grass and it will be taken care of soon.

B. ARC: Camille Nelson reported there have been 9 verbal approvals and 10 regular approvals with one request being rescinded.

C. Clubhouse/Social Committee: Bob Villari reminded everyone that the BBQ will be May 20. He thanked all the volunteers for their work in getting the kitchen done. He also announced there will be a Father's day breakfast and residents should check the newsletter for the date.

D. Crime Watch: Lou Lessner reminded everyone that school is out in a few weeks and to be on the look out for problems. Crime Watch is painting numbers on curbs and anyone interested should contact the Crime Watch. He also reminded everyone of the cell phone drive.

E. Decorating: Nothing new to report.

F. Documents: Nothing new to report

G. Fining Committee: Nothing new to report

H. Gates: The gates have been broken and repaired three times this week.

I. Grounds: We are still in need of someone to take over the committee.

J. Library: No report available

K. Newsletter: All articles are due tomorrow.

L. Reserves Committee: No report available

M. Welcome: Carol Ruland reported that everything is fine.

Gayle made an announcement that there will be a special meeting on Monday at 6:30 to appoint all the committees as required by the Documents.

V. Manager's Report:

A. DRA's: There have been several fallen trees reported on the DRA's. Debra had AR Tree services inspect all the retention ponds and got an estimate of \$1920.00 to remove all the trees that are dead and/or down. It was decided to delay until next month, **Open**

B. Pedestrian gates: Safety clasps are being added to pedestrian gates.

C. Tennis courts: Traffic reflectors will be installed on the railing on the curve along St. Ives Blvd by the tennis court.

D. Violations: Violations will be handled in the following manner:

1. A friendly call regarding violation and allowing 7 days to meet community standards.
2. If phone number is not available or the owner has not complied within 7 days a friendly letter will be sent giving 7 days to comply. (Warning will be included that they will be subject to fines and/or legal fees if they do not comply.)
3. If they are not in compliance a "request to meeting letter" will be sent giving the date, time and place of the fining committee meeting.
4. Owner will have 15 minutes to state their case to the committee They will be informed by mail.
5. The letter will detail if a fine has been levied. The fine will commence on the day after the date of the letter and continue for 10 days or until the owner advises management that the violation has been corrected. Management will inspect the property. and release the fine.
6. If after the ten days the management company has not been contacted by the owner compliance is not met and/or fine is not paid, the matter will be turned over to the association's attorney for action.

E. Correspondence:

1. **Kathryn Cassese** reported a large tree on the common area was hit by lightning and she was concerned that the tree was dead and may fall. AR tree service evaluated the tree and do not feel that it is dead, but they offered a estimate of \$480 to remove the tree. Homeowner was contacted and would like to see the tree remain if possible. She will contact an arborist to give another evaluation. **Open**

2. **SWIFTMUD** Management received a letter from Clay Black of SWIFTMUD reporting a complaint of possible flooding from Cathy Conaway. They requested an engineer to inspect the site and the HOA to pay for it being fixed. Lexington Homes has offered to fix it and did fix the problem on the Rubeo property. Management spoke to Cathy and she stated that she has an attorney. Since an attorney is involved Sue made a motion to turn it over to our attorney and have him contact Cathy Conaway. Josh seconded the motion and it passed with a unanimous vote. **Open**

3. **Mr. and Mrs. Gerdvil** live directly across the street from the Clubhouse. They reported the common ground looks bad with overgrown grass and weeds, ant hills, etc. Debra reported that this was overlooked when we changed landscape companies and it got put on the schedule with DRA's not

common area. Management will have it mowed every two weeks and pest control will treat the anthills. If there is extra sod from the tennis courts it will be added to the common area. **Open**

VI. Resolution 7 Report:

A. Landscape plan: Debra reported the committee has been very active and improvements have been made at St. Ives and Bolton Court. We have purchased lumber to divide the area under the lamp posts on St. Ives outside the gates. Native plants will be planted inside the lumber and outside beds will include 9000 jasmine plants and ground cover. This will be planted by the landscape committee which is saving the Association thousands of dollars.

B. Security Cameras: One of the Elgin gate cameras are set up and working. Management anticipates they will all be up and running by the end of June.

C. Clubhouse/Tennis Courts: Everything should be completed by Tuesday and a new garbage can will be provided at the tennis courts.

VII. Old Business:

A. Bright House: The sales representative has not responded and a new person will be assigned. **Open**

B. Clubhouse Rules and Regulations: Tabled for now. **Table**

C. Violations:

1. St. Ives at Andrew Scott: Suit is being filed. **Open**

2. 13463 Pullman: The bill has been paid in full **Open**

3. Bolton Court: Suit has been filed. **Open**

4. Vacant lots owned by Belniak: No mediator has been assigned. Management is taking pictures of the properties. **Open**

D. Gate closing report: Josh reported that the barcode policy was approved by the Attorney. There will be two public hearings for residents: May 30 at 7:00 and June 30. **Open**

E. Request for funds by Social Committee: Josh reported that \$500 was allocated to the social committee for the BBQ. If money is to be given to the social committee in the future the Board will need to know a breakdown of all expenses, donations, etc. **Closed**

IX. New Business;

A. Report and recommendation from Documents Committee: Terry reported that there is no need to do anything at this point since we are not the declarant and cannot do anything. It may be to our advantage to attempt to change the number of votes needed for changes to the documents. To do this a request will be made to the Board, the Board votes on it and it is then sent to the attorney. The attorney will send it to the declarant and the residents will vote on it. **Open**

B. Review of two month sabbatical for Board: Josh made a motion to suspend Board meetings for July and August leaving open the need for emergency meeting if necessary. Sue seconded the motion and it passed with a unanimous vote. **Closed**

C. Speeding: Terry received a complaint about speeding in Pristine Place, particularly on Misty View. There is one person in particular who is a resident that ignores the speed limit. The Board has addressed the issue in the past and the residents did not want speed bumps. There is the possibility of 4

way stop signs. The Board agrees that it is a problem that needs to be addressed. Management requested the resident make a formal complaint to management and they will contact the individual. Rich Ruland will talk to the Sheriff about solutions and report to the Board. **Open**

IX. Adjournment: Sue made a motion to adjourn the meeting and it was seconded by Terry The meeting was adjourned at 9:38 p.m.

Submitted by: _____ Date approved _____
Sue Graham, Secretary

Approved by: _____
Gayle Davis, President Terry Ogden, Vice President

Approved by: _____
Josh Villardi, Treasurer Rob Starz, Director