

PRISTINE PLACE HOMEOWNERS ASSOCIATION
Board of Directors Meeting
Thursday, February 21, 2008

I. CALL TO ORDER: President, Rob Starz, called the meeting to order at 7:04 p.m. and led the Pledge of Allegiance.

II. ROLL CALL: Those in attendance included: President, Rob Starz, Vice President, Janice Bulla, Treasurer Frank Balogh, and Director Frank Kennedy. Director, Bob Villari was not in attendance.

III. PROOF OF NOTICE OF MEETING: Rob Starz, President, posted the meeting notification on Tuesday February 19, 2008. Meeting notice also posted on all sign boards at the gates February 1, 2008.

IV. ANNOUNCEMENTS: Rob announced the confirmation emails were not working from the website and he is working on it.

V. MINUTES: Rob requested a motion to accept the meeting minutes from the BOD meeting on January 17, 2008. A motion was made by Frank B to accept the meeting minutes and Janice seconded the motion. Motion passed unanimously.

VI. Treasurer's Report: Frank identified the amounts in the checking and savings accounts. CDs are coming due in April and they need to be renewed. Rob asked if we had any additional questions on the Treasurer's Report but none were raised. Motion was made by Frank K to accept the Treasurer's Report, Janice seconded the motion and it was passed unanimously.

VII. Committee Reports:

Rob requested reports from the committees:

ACC – Rich Ruland identified everything is going along fine but volunteers are still needed on the committee.

Social – Bonnie Maier identified the Children's Easter Egg Hunt is March 15, 2008. There will be face painting and games. They are still accepting donated candy for the Easter eggs.

Clubhouse – Bob Villari stated the new doors are due to arrive in three weeks. There have been requests to add speakers to the clubhouse for music and meetings so Bob would like to add that to the agenda in future.

Decorating – Bonnie – nothing new to report

Crimewatch – Lou Lessner identified there have been five break-ins for the last month. The Sheriff is willing to speak to homeowners and identify how to keep your house safe. Sheriff is also willing to have a meeting at the clubhouse if there is interest.

Cert – Steve Katz – The Regional County Certification Meeting held and attended where a new org chart was released. Bill and Gail Dyer have joined the Cert team but there are still openings on the committee and anyone interested can speak with Steve.

Welcome – Carol Ruland – Mainly renters are coming.

Newsletter – Bobby Cummings will be resigning and a volunteer is needed to take over advertising.

VIII. Property Manager Report: The audit is expected to be completed in the next week approximately. A decision needs to be made for the Removal of the tree at 14199 Cornwall. After reviewing bids, it was determined A&R Tree Service would do the removal and demo of the sidewalk for \$810.00. Janice made a motion to accept A&R Tree Service for the removal and Frank B seconded the motion. Passed unanimously.

Tree Trimming to meet the new lot requirements must be completed. Debra distributed a map identifying the areas the trimming would occur. After review of the bids, it was determined that ABS Lawn Care had provided the lowest price at \$3,505. Frank B made a motion to accept ABS Lawn Care for the removal and Frank K seconded the motion. Passed unanimously.

IX. Resolution 7:

Speed humps are still required as part of Resolution 7, but due to the bids received, it was determined that additional and updated bids would be required and the speed humps should be tabled until a future meeting. The landscaping completion is all required and will be addressed at a future meeting as well.

X. Old Business:

Approval of firm for 2008 Reserve Study: Armstrong proposed to complete the reserve study at a rate of \$1,200. This is the same firm that completed it original and has the best price. Janice made a motion to accept Armstrong for the reserve study and Frank B seconded the motion. Rob, Janice, Frank B voted in favor and Frank K voted against, motion passed.

Violations: Debra provided an updated list of violations in BOD packets for review. Further discussion required on status of violations allowing BOD to review information. Rob determined to table the discussion until the next meeting.

Vacant Lot Owners Compliance: The board must decide the date vacant lot owners have to comply to clean up their lots to meet the standards identified in 2007. Franklin Mgt has received quotes from firms willing to assist the owners and Franklin Mgt is ready to send letters with quotes for cleanup as soon as possible. It was decided the letters will go out in certified/register mail giving them until April 25, 2008 or risk a fine. Frank K made a motion to accept the compliance date of April 25, 2008 and the mailing of letters to the vacant lot owners. Janice seconded the motion and it was passed unanimously.

Treadmills: The broken treadmill must be replaced. Play It Again Sports has agreed to provide a credit for the purchase price of the treadmill as long as it is applied toward a new commercial treadmill. There is not extended warranty available but the manufacturer is offering a 5 year/5000 hour warranty. Play It Again Sport is offering a one year warranty. Total price to replace the treadmill with a commercial treadmill is \$2,245. Frank B made a motion to purchase the L770 Cardio Treadmill at \$2,245 and Janice seconded the motion. It was passed unanimously.

XI. New Business:

Appointment of New Directors – Two resident's have identified they would be interested in joining the Board, Arlene Mullen and Artie Hallberg. Frank B motioned to appoint Arlene and Artie to the board, Janice seconded and it was passed unanimously.

Security Camera: It was discussed that a committee is required to review the security cameras as needed and to complete the procedures and policy for the community. Frank B would be the board liaison for the committee and volunteers were requested. Dave Little, Marty Alcski, Theresa Gerdvil, Ernie, and Dennis volunteered for the committee.

Documents Committee: Previously there was a documents committee in place to organize the master book and to update amendments as required. It was determine the committee was needed again to do the same work. Volunteers were requested but none stepped up. Janice to be the board liaison.

Bar Code Policy: A policy was approved in 2007 but a committee is required to review the policy and determine if any changes are necessary. When the original bar codes were handed out, there were no guidelines identified and it appears abuse of the codes have been witnessed and policy and action to be determined. Frank K to be the board liaison for the committee

Policy on Open House: Janice brought up the request by residents to assist them in selling their homes by allowing the gates to be open on weekends for open houses. Open house signs have been seen on the

medians which are not allowed. Discussion followed to control the signs by allowing realtors to post signs on Saturday and Sundays only. It was discussed that if the main gate was opened during construction, people would be cutting through the community and causing unwanted traffic. Rob recommended opening the side gate on Mansfield to allow entry to the community for open houses. Janice made a motion to open the Mansfield gates on Saturdays and Sundays from 12-5 for the month of March and allowing signs to be posted during these times. Motion seconded by Frank K and passed unanimously.

Closers on Front and Side Pedestrian Gates: A request to replace the current gate closures with soft shut closures on the Minnie and Mansfield pedestrian gates for \$140.00 each was requested. The cost to install both would be \$420.00. Janice motioned to install the soft shut closures for a total of \$420.00 which seconded by Arlene and passed unanimously.

XII. ADJOURNMENT: Motion made by Rob and seconded by Janice to adjourn meeting. Vote unanimous, motion carried.

Submitted by: *Janice L. Bulla*
Janice Bulla, Recorder

Date approved 5/1/08

Approved by: *[Signature]*
Rob Starz, President

Janice L. Bulla
Janice Bulla, Vice President

Approved by: *Frank Balogh*
Frank Balogh, Treasurer