

**PRISTINE PLACE HOMEOWNERS ASSOCIATION  
Board of Directors Work Shop  
Thursday, March 6, 2008**

**I. ATTENDEES:** Those in attendance included: President, Rob Starz, Vice President, Janice Bulla, Treasurer, Frank Balogh, Secretary Artie Hallberg, and Directors Bob Villari, and Frank Kennedy. Arlene Mullen not present. Janice left the meeting at 10:30 est.

**II. PROOF OF NOTICE OF MEETING:** Artie Hallberg posted the meeting notification on Monday March 3, 2008 at the clubhouse.

**III. PROPERTY UPDATE:** Debra identified the following:  
Guard House has been pressure washed and repainted. Installation of the pedestal at the main gate is complete. Electrical work required for fitness center for new treadmill, replacing bulbs, and solar sensor on Mansfield. ABS has started tree trimming today and will chip and shred for mulch. The saplings will not be touched nor the conifers. The tree on Cornwall will be removed today and the sidewalk demolished. All homeowners were notified of the work to be completed. The Reserve Study has been ordered and will be done in two months. Franklin Mgt is working on repaving quotes, irrigation, pool resurfacing quotes, DRA erosion, replacement of the front sign, and mulch in the playground. Violations will be emailed to board with pictures identifying the properties in violation that required board action.

**IV. ATTORNEY CONFERENCE CALL:** The board will meet at Franklin Mgt on Wednesday at 2:00 pm to discuss with the HOA attorney next steps for pending legal issues.

**V. MICROPHONES:** Motion made by Frank B to purchase two set of microphones to be used at Board Meetings and other HOA events at the price of \$400 each. Bob seconded the motion and it was passed unanimously.

**VI. POOL FENCE:** Bob had a bid to replace the fence around pool equipment and it was \$3,600. Due to expense, the decision to replace fence will not be made at this time.

**VII. FINANCIALS:** Discussion continued to determine what the correct amount of money should be in the money market and the checking account. No motion made.

**VII. OVERSIGHT COMMITTEE FOR BIDS:** Frank B would like to have a committee to oversee contracts and bids presented to Pristine HOA for work. Rob would like to be part of the committee. NO decision made.

**VIII. GATES:** Clarification of gate openings requested by Carol Kinney. Gates will be open on weekends between 12:00 and 5:00 for open houses, and the first month of the quarter on Saturdays from 8:00 - 5:00 for garage sales.

**IX. ADJOURNMENT:** Meeting adjourned at 10:45 am.

Submitted by: [Signature]  
Artie Hallberg, Secretary

Date approved 5/22/08

Approved by: [Signature]  
Rob Starz, President

[Signature]  
Janice Bulla, Vice President

Approved by: [Signature]  
Frank Balogh, Treasurer

[Signature]