

**PRISTINE PLACE HOMEOWNERS ASSOCIATION**  
**Board of Directors Meeting**  
**Thursday, March 20, 2008**

- I. CALL TO ORDER:** President, Rob Starz, called the meeting to order at 7:00 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, Arlene Mullen, and Artie Hallberg. Director, Bob Villari was not in attendance.
- III. PROOF OF NOTICE OF MEETING:** Artie Hallberg, posted the meeting notification on Sunday March 16, 2008. Meeting notice also posted on all sign boards at the gates March 1, 2008.
- IV. ANNOUNCEMENTS:** none
- V. MINUTES:** Rob requested a motion to accept the meeting minutes from the BOD meetings on February 14<sup>th</sup> and 19<sup>th</sup>, 2008. A motion was made by Frank K to accept the meeting minutes and Frank B seconded the motion. Motion passed unanimously. (Note: Artie and Arlene voted but were not present for meeting the minutes were taken for)
- VI. Treasurer's Report:** Frank summarized the monthly financials. Motion was made by Janice to accept the financials, seconded by Arlene and passed unanimously. Frank identified there are CDs expiring, first CD is for \$37,000 and the second CD is for \$41,000. Suntrust is offering 3.25% for 5 months. Motion made by Janice to reinvest the money into Suntrust at 3.25% for 5 months, Frank B second and it was passed unanimously.
- VII. Committee Reports:**  
 Rob requested reports from the committees:  
**ACC** – Nine requests were submitted and all approved.  
**Social** – 41 children were present for the Easter Egg Hunt. The Mother's Day Breakfast is Saturday, May 1. Husbands, be good to your wives and come and cook for them.  
**Decorating** – Bonnie - nothing new to report  
**Crimewatch** – Solicitation is not allowed in the community and if anyone is noticed, call the sheriff. There have been car and house break-ins within the community during the daytime. Keep all cars locked as well as your doors if you are not home.  
**Cert** – Steve Katz – There is now 31 members but there are still openings on the committee and anyone interested can speak with Steve.  
**Welcome** – Carol Ruland – Mainly renters are coming. A form letter should be created for board review for those renting who do not want to be welcomed. Carol to create one so the board can review for acceptance.  
**Newsletter** – Bobby Cummings will be resigning and a volunteer is needed to take over advertising.
- VIII. Property Manager Report:**  
**Guard House Painting** – complete and looks wonderful.  
**New Call Box** - has been installed with concrete pole installed in front of it to prevent damage.  
**Pulleys and Belts for Exercise Equipment** – arrived and someone to install them to be identified. One heart monitor not working at this time. Treadmill has been installed and the electrical work has been completed.  
**Cornwall Tree and Sidewalk** – Three vendors have been contacted for quotes and only one has

H/M

RB

JP

AS  
 JB  
 AS

responded. The board requested that 3 bids be received before a decision was to be made available, they will be presented to board for selection and approval.

**Road Repaving** – Due to the increase in oil, the costs of repaving is expected to rise. Phase 1 and various pot holes throughout the community should be reviewed by the board to understand current status for future decisions.

**Abatement Action** – There have been 38 letters send to owners to bring their lots in compliance. Fourteen have replied to have the work completed.

**Violations** – There have been 25 new violations identified since 3/19/2008. Franklin Management to identify violations for board review and action in the next meeting.

**Reserve Study** – Armstrong has meet with Frank B, Frank K, Rob, and Deb to review the elements they needed further clarification on and were missing from the previous study. The study should be ready by the next BOD Meeting.

**Audit** – A preliminary report was distributed to the entire board for their review and comment.

**Yearly Assessments** There are 50 residents requiring past due notices. Janice made a motion to subject a lien on the delinquent residents, seconded by Frank B and passed unanimously.

**Clubhouse** – Acrylic Coat has presented a quote to pressure clean the clubhouse and sidewalks, prep the doors for painting, and paint the new doors. Board did not decide to move forward on quote at this time.

**X. Old Business:**

**Clubhouse** – Tony Rizzo and Marty Aleski requested to co-chair the Clubhouse Committee. Janice made a motion to appoint Tony and Marty as the co-chair persons and Frank B second the motion. Motion passed unanimously. Additional discussion on procedures and responsibilities will be done in the March 27, 2008 BOD Workshop.

**Bar Code Committee:** The committee will be renamed as the Access Control Committee since they will be responsible for the bar codes, access cards, and key fobs and identify policy for all three items. The new committee will be identified in the newsletter. Frank K will be the board liason. Janice made a motion to accept the Access Control Committee, Frank B seconded and it was passed unanimously.

**Fining review and Actions:** The board agreed to table this to the next workshop meeting.

**Legal Meeting** – An email was sent by Franklin Management identifying what will be discussed with the lawyer in the Wednesday 2:00 meeting. Deb to confirm with Richard the time is still good.

**Camera Committee Members:** A motion Lou to check with CrimWatch to accept Surveillance Committee position.

**XI. New Business:**

**Pools** – Two bids have been received from Michelson for \$8,352 and B&C Pool for \$7,750 to replace the pool tiles and bring the pool up to code. Management company is pursuing a third bid to present to board for decision and approval.

**ACC Committee** – Two residents have stepped forward to join the Committee, Roy Fiehler and Bill Chadwick. Frank K motioned to accept Roy and Bill as new members of the ACC, Janice seconded the motion and it was passed unanimously.

The ACC Guidelines was previously emailed to all board members from the attorney for review. A motion was made Janice to accept the ACC Guidelines, Frank B seconded the motion and it was passed unanimously. A discussion followed on how to get the information to all residents. It was determined in the Wednesday meeting, the board would ask the attorney what he recommends to be in compliance.

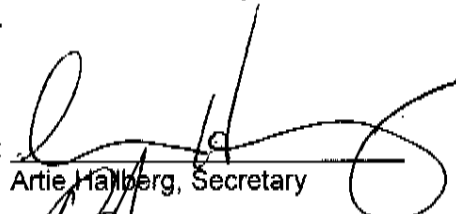
**Kung Fu Classes** – Kerry MacArthur has volunteered to teach Kung Fu classes at the clubhouse.

**Gates:** A discussion was held as to whether or not there was increased traffic in the community and if the gate opening helped any houses being sold. Since there was no solid proof either way it was determined to keep the gates open an additional month. Janice made a motion to leave the gates open one more month, seconded by Frank B Frank K and Arlene voted against, motion passed by majority.

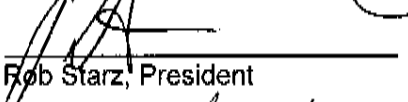
**Clubhouse Parking Lot Resurface** – Management company is in process of getting bids and will present at the next BOD Workshop.

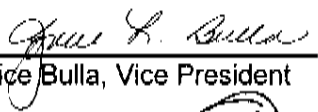
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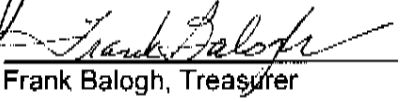
**ADJOURNMENT:** Motion made by Rob and seconded by Janice to adjourn meeting. Vote unanimous, motion carried.

Submitted by:   
Artie Hallberg, Secretary

Date approved 5/22/08

Approved by:   
Rob Starz, President

  
Janice Bulla, Vice President

Approved by:   
Frank Balogh, Treasurer