

**PRISTINE PLACE HOMEOWNERS ASSOCIATION
Board of Directors Meeting
Friday, June 20, 2008**

I. ATTENDEES: Those in attendance included: President Rob Starz, Vice President Janice Bulla, Secretary Artie Hallberg, and Directors Arlene Mullen, Bob Villari, and Frank Kennedy.

II. PROOF OF NOTICE OF MEETING: Artie posted the meeting notification on Monday June 16, 2008 at the clubhouse.

III. MEETING MINUTES: Meeting minutes were reviewed for acceptance.

- a. 5/15/08 - Motion made by Janice to accept, seconded by Artie and passed unanimously.
- b. 5/22/08 - Motion made by Janice to accept, seconded by Bob and passed unanimously.
- c. 5/29/08 - Motion made by Bob to accept, seconded by Janice and passed unanimously.
- d. 6/5/08 - Meeting cancelled due to lack of proper posting

IV. GATE OPENING - Janice made a motion to open the Mansfield gate on Saturday and Sundays from 12:00 noon until 5:00 pm to facilitate open house. Motion second by Bob. Those in favor were Janice, Rob, and Bob, those opposed were Frank, Arlene, and Artie. Motion defeated.

V. Treasurer Position - The treasurer position is open with the resignation of Frank Balogh. Arlene was interested in the position and a motion was made by Frank K. to appoint Arlene as the treasurer, and it was second by Artie. Those in favor were Arlene, Frank, Rob, and Artie, those opposed were Janice and Bob. Motion passed.

VI. US LAWN - Contract ends 6/30/08 and Franklin Management has secured US Lawns to continue the work on a by-cut basis. Rob, Frank, and Artie will meet at the clubhouse on 6/24/08 to discuss the lawn and irrigation needs and next steps to identify a vendor going forward. Arlene was concerned if the BOD is liable if contract is terminated with US Lawns since a decision before contract end was not made.

VII. HARDWARE AND SOFTWARE FOR GATES AND CLUBHOUSE - The current laptop is four years old and is having technical issues such as the requirement to be plugged in at all times. There are also issues on the lack of the media and the ability to restore the laptop if it crashes. More detailed information and quotes requested to be presented at future BOD meeting.

VII. 2007 AUDIT - The audit is complete and available for review by homeowners if requested. Arlene identified the 2008 final budget was not presented to the BOD in a timely manner.

VII. ELECTRICAL - A detailed list of required electrical repairs were reviewed and discussed for the community. (Upgrade receptacles, change electrical to avoid overload, etc.). Bob made a motion to accept the quote and complete the electrical work, seconded by Janice and passed unanimously.

Submitted by: <u>on vacation</u> Artie Hallberg, Secretary	Date approved: <u>8/7/08</u>
Approved by: <u>no longer on board</u> Rob Starz, President	<u>Janice G. Bulla</u> Janice Bulla, Vice President
Approved by: <u>Arlene Mullen</u> Arlene Mullen, Treasurer	<u>Bob Villari</u> Bob Villari, Director
Approved by: <u>Frank Kennedy</u> Frank Kennedy, Director	_____ Open, Director