

**PRESTON VILLAGE COMMUNITY ASSOCIATION, INC.**  
**ANNUAL MEETING**  
**15 November 2011**  
**Minutes**

1. Call to Order/Determination of Quorum/Introductions – Quorum was met with proxies and 15 homeowners. Rebecca Wingard introduced the Board – Tom Larrichio, Eric Sanders and Carol Parker from PPM
2. Approval of November 29, 2010 Annual Meeting Minutes  
A motion was made and approved for the 2010 minutes.
3. Election of Board Member - One position to be filled  
Through proxies and attending homeowners Margaret Struble was elected to the Board for the 2012-2014 term.
4. Committee Reports
  - A. ARC – John Norris provided an update on the ARC activities for 2011
  - B. Pool Committee – Bob London provided an update on the Pool Committee activities for 2011 and commented on the positive and professional management received from Professional Pool Management company
  - C. Social – Eric Sanders encouraged volunteers come forward to chair this committee
5. Community improvement projects  
Tom Larrichio reviewed the 2012 budget, a few questions were presented and answered
7. 2011 HOA expenses/ 2012 Budget review  
The budget was reviewed and approved
8. Other business/Q & A
  - Homeowner asked about the maintenance of the median on Morrisville Parkway. Tom Larrichio reported that the board will receive a proposal from Greenscape Landscaping to maintain that area, including what possible trees could be installed.
  - Homeowner asked about lighting the on PVW.  
PPM will request a quote for additional lighting and the board will review.
  - Homeowner expressed concern about high speeds between Circle on the Green and Davis.  
PPM will speak with the TOC about traffic calming measures and will follow up with the TOC about the stop sign of at Walcott and PVW.
  - Homeowner reported the fence around the playground is down on the Upchurch side of the community and that the playground gates are not latching properly  
PPM will contact the appropriate vendors to repair
  - Homeowners reported that Mayflower Moving from Durham and Greenscape trucks had both been seen driving over the corner entrance at Davis Drive and PVW. PPM will contact Greenscape about repairing the damage.
  - Homeowner asked for clarification on political signs.  
Answer provided was one sign per office per private yard. No signs in common areas.
9. Adjournment - 7:16pm

Current Board of Directors: Term Up

Rebecca Wingard	President	214 Lake Brandt Drive	'12
Tom Larrichio	Vice President	1109 Walcott Way	'11
Eric Sanders	Sec/Treasurer	105 Peckskill Court	'12