



PRESTON VILLAGE COMMUNITY ASSOCIATION, INC.

**ANNUAL MEETING
November 18, 2014
MINUTES**

1. 7:08 PM Call to Order, Quorum present. Introduction by Margaret Struble, 2014 Board President
2. Welcome and Introduction of other Board Members

| <u>Position</u> | <u>Name</u> | <u>Term Expiration</u> |
|-----------------|---------------------------------------|------------------------|
| President | Margaret Struble, 307 Clearport Drive | 2015 |
| VP/Secretary | Lynn McGuire 106 Doric Court | 2014 |
| Treasurer | Steve Bidy, 103 Bannerman Lane | 2014 |

3. November 19, 2013 annual meeting minutes. One correction, Due to contractor costs the entrance lights on Morrisville Parkway were not installed. A motion was made and with correction the November 19, 2013 minutes are approved
4. Year in Review Brief Summary presented by Margaret Struble
5. 2014 HOA- financial highlight by Steve Bidy

2014 Improvements included Davis Drive fence repairs and staining, new lake fountain, both parking lot asphalt repaired, crack filled and resealed, installation of Preston Village entrance sign on circle, umbrellas with stands for pool, concrete walk from shelter to playground, playground and lake Preston Village property signs. Other maintenance items: gazebo repairs, pool- new water fountain, ceiling fans, lights, new drain. Lake & playground: benches, playground mulch replenished, power washed playground equipment, catch basin by sidewalk to correct poor drainage and more dog stations.

2015 Budget was reviewed and ratified

2015 proposed capital improvements: Security camera system for shelter/pool/playground, Painting shelter/playground information signs, playground repainting, main and lake gazebo floor structure rebuilds, Lake: Head of pond and shoreline beautification, boardwalk along sidewalk at lake gazebo, solar sign lights for Morrisville Parkway entrances, strategy to remove/replace diseased maples around park and pool.

1. Bids on all major contracts
2. Board considering ordering an updated Reserve study in 2015.
3. 3% increase in assessments



6. Election of Board Members: Two Board seats have termed
 - Nominees included; Lynn McGuire, Steve Bidy and Holly Yeh.
 - Board President opened the floor for any additional nominees to come forward.
 - No nominees came forward and the floor closed
 - Each nominee was given an opportunity to speak on their behalf. The ballot included a bio presented by each nominee for background information.
 - A Ballot vote was taken and Monica Legere with PPM collected the ballots. She requested a homeowner volunteer to assist in counting the ballot for validation. Colleen Stanley came forward to volunteer. Elections results were: Steve Bidy and Lynn McGuire seated by majority vote. –Board terms 2 yrs.: 2015-2017.

7. Committee Reports
 - A. ARC presented by Ishaq Haider. New members Ricky Burn and Ron Clark working well. 60 applications have been processed this year and there is no backlog at this time. New Smart Web application processing much more efficient for team to utilize. Revised ARC guidelines have been finalized and to be published on website with EBlast. Encourages all residents to provide complete forms at application including signatures of neighbors for the quickest turnaround times
 - B. Pool Committee presented by Colleen Stanley. 2014 was great year and looking forward to 2015. Will have staff photos posted on bulletin board for residents.
 - C. Social presented by Pete Maiorano. All events well attended. Looking forward to a variety of events from the spring to fall next year.
 - D. Beautification Committee presented by John Sefler and Ward Seibert. Most improved areas were along Davis Drive, Circle on the Green and playground areas. For 2015 we will propose strategy to remove/replace diseased maples, monitor the turf modification to Bermuda and evaluate both main entrance and interior street sign beds for pruning/replanting.
 - E. Welcome Committee presented by Lynn McGuire. Our Spring Fling at the pool had 150 attendees and at our September pool event we had 75 residents and gave out embroidered beach towels to the 38 new residents. We have a Facebook page just for new residents. We host 3 monthly events: Restaurant Hoppers, Couple Potluck Dinner and Ladies Recipe Club. In 2015, we will host an April/May pool party and September/October dinner with club sign up event.
 - F. Neighborhood Watch- we have two new members Joe Scott and Jacob Mintz who will be coordinating block captains and establishing an alert system either EBlast or text to notify residents of suspicious activity in the area.



8. Q&A

- Are Lake Ridge new residents also receiving visit and personal invites by Welcome committee? Welcome committee will be instructed to do so if they have not already.
- Beginning with the 2015 annual meeting, can the next year's proposed Capital Improvements be identified with estimated cost be included in the agenda.
- Complaint regarding property maintenance of 103 Shepton. ARC and PPM to investigate.
- Complaint regarding tree removal at 204 Caviston. ARC and PPM to investigate
- Resident concerned that bush removed on her property has not been replaced. She did not mention address. Beautification will revisit all shrub removal by the HOA/Greenscape and report back to Board with findings.
- Resident commented that the newly installed dog stations are helping with keep neighborhood cleaner and would like to see more installed. Beautification will investigate other sidewalk areas that might benefit from a dog station.
- Resident concerned with overgrown trees and bushes along sidewalk areas and streets. Beautification will investigate and both Town of Cary and PPM will be notified for cleanup enforcement.

9. Introduction of Town of Cary Police Captain Ken Quinlan, District 2 Commander. Summary of information provided will be sent via EBlast this week.

10. 8:58 PM Adjournment