

**PRESIDENTIAL LAKES PROPERTY OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
FROM MARCH 10, 2009**

Board members attending: Jon Davis, Bill Norris, Bill Omberg, Eric Stott, Debb Talbert, and Linda Williams. Cheryl Thornton taking minutes.

President J. Davis called the meeting to order at 7:30 pm.

Members attending: None.

1. MEMBERS FORUM
A. None.

2. APPROVAL OF MINUTES
Minutes from February 10, 2009 were approved.

3. REPORTS

ACCESS CONTROL REPORT - Bill Omberg

Have contacted State Security Services re: schedule and contract for 2009.

ACC REPORT - Eric Stott

At February's meeting:

1 home approved: 13-7

1 addition approved: 212-14

1 garage approved: 183-14

1 fence approved: 7-4

1 shed approved: 44-3

Pavilion for Lake Madison (1-3) approved.

COMPLIANCE COMMITTEE

No hearings in February.

FINANCIAL REPORT - Debb Talbert

This report as of: 28 February '09.

38% of budgeted FY'09 dues have been collected.

Delinquent dues collections:

| | |
|--------|-------------|
| FY '09 | \$19,092.74 |
|--------|-------------|

| | |
|--------------------|-------------|
| Same period FY '08 | \$51,995.60 |
|--------------------|-------------|

MAINTENANCE REPORT - Jon Davis

Normal operations.

A new roof is needed for the barn. As we are replacing the roof, let's go ahead and replace the windows which haven't been replaced as yet. Roof to be gray or green, but a matte finish, not shiny (shiny metallic is prohibited in the construction regulations). L. Williams moved with D. Talbert seconding that the barn roof and windows be replaced at a cost of \$15,000 with a max cap of 20% (\$18,000). The barn replacement date will also be pushed out further. Unanimously approved.

OFFICE REPORT - Cheryl Thornton

Lien for delinquent 2008 dues and assessments was filed Feb. 26, 2009.

E. Stott mentioned the poor drainage across the sidewalk leading up to the office when there is significant rainfall. B. Omberg has an idea as to how to fix that. He will do so and we will check out the drainage at the next rainfall.

E. Stott also mentioned that the tree next to the pool entrance is blocking the camera's view there - it should be trimmed.

POOL REPORT - Bill Norris

Pool is coming along well. The fence is on order and will be installed in April. We did upgrade to the powder-coated steel. Additional cost will be \$7,800.00

RECREATION REPORT - Bill Norris

The necessary documents have been filed for the Lake Madison pavilion permit. The nature trail in off Tompkins Dr. has been laid out. Wood will be placed over marshy areas for access to a cul-de-sac where benches will be placed. E. Stott moved with B. Omberg seconding that the nature trail be built as proposed with funding not to exceed \$10,000.00. Unanimously approved.

The swing sets at the playground need to be upgraded. Several types were discussed. It was decided that a 6 swing set (2 of them being bucket swings for toddlers) is needed for the playground area. E. Stott moved with L. Williams seconding that up to \$2,000.00 be allotted for a new swing set. Unanimously approved.

ROADS REPORT - Linda Williams

4. OLD BUSINESS

A. The BOD calendar was reviewed by E. Stott.

5. NEW BUSINESS

A. E. Stott proposed a 2-page addendum to the ACC rules and regulations (see attached).
J. Davis moved with E. Stott seconding that these changes be approved.
Unanimously approved.

6. ADJOURNMENT

Adjourned at 9:50 pm.

Addendum to the ACC rules and regulations

VIII EXTERIOR CHANGES TO EXISTING HOMES OR OTHER CONSTRUCTION
Written ACC approval is required when *any exterior modifications* are planned to include changes to the roof, walls, or trim.

IX APPLICATION PROCESS

- 1) ACC meetings shall be scheduled on the second Wednesday of each month.
- 2) All applications for home construction must be received in the PLPOA office *no later than 16 days prior to* the next scheduled ACC meeting. All necessary fees and deposits must accompany the application, in order for the application to be considered complete. The General Manager will log the date and time when each application has been received.
- 3) The ACC Inspector shall review the application package and perform a site inspection for each application package. A letter will be mailed to the applicant, no later than 10 days prior to the ACC meeting, if additional information is needed before the application can be submitted for ACC review.
- 4) Applications which are not complete at the time of the ACC meeting will not be considered for review. A letter will be mailed to the applicant no later than 5 business days after the ACC meeting to notify the applicant of the ACC's decision.
- 5) Applications for uncomplicated home improvements, such as fences, pet enclosures, sheds, etc. must be received in the PLPOA office no later than 8 days before the next meeting.

X APPLICATION FEES AND DEPOSITS

Application fees and deposits are designed to support the costs associated with the home construction process. In addition to home construction, fees are required when submitting applications for any additional structure that is greater than 1000 square feet. Payments shall be submitted at the time of application.

| | | |
|------------------------|------------|--------------|
| Application fee | \$250.00 | |
| Construction payments: | | |
| Road Impact Fee | \$1,000.00 | |
| Tree Deposit | \$2,000.00 | (Refundable) |
| Construction Deposit | \$ 500.00 | (Refundable) |
| Utility Deposit | \$1,000.00 | (Refundable) |

If a home construction application is disapproved after administrative review by the Inspector, a \$50.00 processing fee shall be withheld. The remainder of the fees shall be returned to the applicant. Resubmission shall require that another application be submitted as a first-time application.

If an application is disapproved after ACC Review, the entire \$250.00 fee shall be withheld. The remainder of the fees shall be returned to the applicant. Resubmission shall require that another application be submitted, as a first-time application.

Damages resulting from construction including: tree damage, damage from unapproved changes to the approved application plans, road damage, and other damages to the

community or properties shall result in the forfeiture of all or some of the deposits. Other properties shall include other properties under construction by the applicant.

After the final inspection by the ACC Inspector, remaining deposits will be returned. Applicable deposits shall be withheld until any outstanding violations pending against the property are resolved.

Addendum: 3/09

The lot is to be marked accurately according to the following specifications:

- _ 4 Bright Orange Stakes marking each corner of house
- _ 4 Bright Pink Stakes marking drain field or grinder pump
- _ 2 Bright Blue Stakes marking driveway entrance at street
- _ Yellow tape fixed to the trees that are not being removed at an interval of 5' to 10'. This is to clearly mark tree preservation perimeter
- _ Perimeter markings must remain in place until the final inspection by PLPOA ACC is complete.

** An example of Lot marking and materials will be in the PLPOA Office.

IV CONSTRUCTION VEHICLE REGULATIONS

1. SAFETY ISSUES

- a. Safety is first and foremost the issue. Anyone taking up lanes going either way must make sure safe passage is available for both directions of traffic. If either direction of passage is blocked the builder must supply personnel to ensure safe passage both directions.
- b. Contractors and sub-contractors need to provide caution signage notating workers ahead.
- c. Contractors and sub-contractors are required to provide traffic control when large or construction equipment is inhibiting safe two way traffic.

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