



Preston Springs Homeowner's Association, Inc.

September 1, 2007

Dear Preston Springs Homeowner:

On August 20, 2007, a new Board of Directors was installed for our Association, also on this date the Officers were elected. Your new Board and Officers are as follows:

Board of Directors:

Jerry Huffman
Julie Maher
Brad Roth
Jerry Williams
Ted Wesley

Officers:

President: Ted Wesley
Vice President: Jerry Huffman
Treasurer: Gerald Forrester
Secretary: Martha Huffman

Let me clarify the reason for the delay in the Board and Officers installation. At the Annual Meeting, all members who were nominated for the Board of Directors only accepted their nomination contingent upon our Association being duly incorporated in the State of Texas. Even though numerous assurances were given at the meeting that our Association was in fact incorporated, the next day those assurances were revoked, and it was confirmed that our Association was not incorporated. Luckily, a motion passed at the Annual Meeting giving several members authorization to act on the Membership's behalf and take any and all actions necessary to reinstate our Association as a not-for-profit corporation in the State of Texas. On August 20, 2007, our Association was reinstated and became a recognized not-for-profit corporation in "good standing" with the State of Texas. At which time, the new Board was installed. For your review, enclosed are the minutes from the Annual Meeting.

Enough about the meeting and our delay in communicating who the new Board Members and Officers are, let's talk about the future. The Board of Directors passed a resolution establishing a set meeting time and place. This meeting will always be open to any and all members and you are encouraged to take the time to stop by and see what is going on. Your HOA Board will meet on the first Wednesday of the month at 7:00pm, the meeting location is 5300 West Plano Parkway. Jerry Huffman has graciously offered the accommodations of his company's conference room so that a varying number of members can attend. We hope to see you there.

Enclosed you will find a spreadsheet outlining the Association's year-to-date operational expenses. As you can see, as of July 31st, 83% of the 2007 operational budget has been spent. This high expense rate is primarily driven by an unbudgeted expense of \$24,500 for brick wall repairs. Additionally, it appears there will be additional unbudgeted expenses in August for a

financial audit and Annual Meeting expenses. So, until we get a better understanding of those expenses we can only guess at our year-end financial status. However, as the finances are transferred over to the new Board, it appears the Association is operating approximately \$25K to \$30K above (over) its operational budget.

Finally, the Board has identified three standing committees that will help guide our association and allow membership involvement. The committees are: Finance, Landscape, and Communication & Community Involvement. These committees will report to the Board and have their own Chairperson and members. To make this Association work well, we all need to get involved. So, with that in mind, who wants to be a committee chairperson and/or member? Please contact our HOA Secretary, Martha Huffman, to get on the list. You can e-mail Martha via the Association's website, click on the "Board & Officers" tab for the link.

It is our hope that we come together as a neighborhood, improve our community's appearance, and just be excited to live in Preston Springs!!! It is our goal to earn your trust and openly communicate with you. All we ask of you...tell us what is on your mind and go say hello to someone you have not yet met in the neighborhood.

Sincerely,

Your Board and Officers of Preston Springs Homeowner's Association, Inc.

(Signatures of the Board Members appear here on paper copy of document.)

Enclosures:

Annual Meeting Minutes
PSHOA Operational Expenses (spreadsheet)