

**Park Place Owners Association
Annual Meeting
Sunday, November 16, 2008
3:00 p.m.**

The meeting was called to order by President Jesse James at 3:08 p.m. He then introduced the other Board members: Charlie Seay, Barbara Pilkington, Judy Brown, and Frank Desmond.

Jesse declared that there was a quorum present.

Property Manager David Robbins, Grand Chester Meadows, reported on:

- Discussion on painting contractor. The new company is Jack of All Trades, they are licensed and insured. Their costs are higher than we've been paying. But, they are very cost effective and efficient.
- Jack of All Trades will also be doing the major building repairs, J & B will continue to do minor repairs. Repairs are done before a building is painted. David passed out a schedule for which buildings will be painted and decks stained for the next several years.
- Some buildings have needed large repairs costing up to \$8,500. All repairs are done with materials that should last for over 20 years. Buildings are inspected annually. But, if any homeowner notices repairs needed, they should submit a work order via the website, or call.
- The asphalt repairs will be done this fall, and the seal coating will be done next spring.
- Budget for 2009 was discussed. Homeowner's assessment will increase to \$170 per month. Coupons will go out in December, and a copy of the budget will be included. The budget is also posted on the website.

Jesse presented a President's Report discussing the activities for the year. A group of bridge enthusiasts play on the last Thursday of every month. The Friday night Happy Hours continue. He announced that there will be a New Year's Eve party at the clubhouse again this year; last year's party was well attended and a lot of fun.

- The Community Watch is active with very few problems in our neighborhood. Jesse reminded everyone that the best thing we can do is get to know our neighbors.
- The Clubhouse has been enjoyed by both residents and rentals to non-residents.
- A reminder that any architectural or landscape change needs to be approved. The form can be found on the website, or contact any Board member for information. Helen Doyle was thanked for her excellent work as Landscape Chairman.

Barbara Holmes volunteered to coordinate a community-wide yard sale for next year.

Continuing Board members are:

Jesse James	2008 – 2010, inclusive
Judy Brown	2008 – 2010
Frank Desmond	2007 – 2009

Current members Charles Seay and Barbara Pilkington are up for re-election. Barbara stated that after serving on the Board since the beginning, about 12 years; she was ready to step down. Christine Hamaker was nominated. A motion to re-elect Charlie Seay, and elect Christine Hamaker, for the three-year terms was passed.

Jesse asked for any additional questions or comments. The meeting was adjourned at 4:15 pm.

Minutes submitted by: Judy Brown, Secretary
Approved by