

**Park Place Owner's Association
Board of Director's Meeting Minutes
January 20, 2008
6 p.m.**

Present from BoD: Jesse James, Barbara Pilkington, William Champagne, Judy Brown, Charlie Seay
Property Manager: David Robbins
P P Residents: Helen Doyle

Minutes of the Nov. 18th Board meeting were read, they had been approved via email 11-24-07.

Property Manager Report:

Financial reports that had been distributed via email, were reviewed and discussed.

Delinquencies -- there are 3 owners who are very late on dues payments. David is going to send out letters to all who are late, suggesting that they get up to date for the new year.

Charlie moved to allow our attorneys, Hatch, Little, & Bunn, access to our Quick Books Assessment records. Motion seconded and approved.

Gutter cleaning has only been partially done. David will talk to Rob about finishing the job. He will also look into getting someone else to do it in the future.

A roofing issue with a resident was discussed. David will continue to handle this problem.

A resident's drainage problem was discussed. We are responsible for the gutter and down spout problems, but not for problems under a house. Fetsko normally handles these problems, but the homeowner would like to hire someone else. Charlie moved to approve payment to another contractor up to the amount of Fetsko's bid of \$300.

A resident's parking and noise problem with a neighbor was discussed. The parking rules which are in the covenants were reiterated to the resident. Any issue with noise after 11 p.m. needs to be reported to the Cary Police Department.

Jesse brought up a planned meeting of HOAs with the new Mayor of Cary to discuss public services for private streets. This issue has been addressed by Lynn Loots of an HOA which is off Lake Pine Drive. She got the city to take over the future responsibility of their streets after they did a complete repair and upgrading. The HOAs contend that these streets should never have been considered by the Town as private property. This meeting will be an excellent opportunity for Cary HOAs to network on other issues as well. The meeting will be Wed. Jan 30, 7 pm at the Troon Clubhouse, David and Charlie will both attend. We would like to promote rental of our Clubhouse by other groups. Charlie asked if it would be OK for him to offer our Clubhouse for the group's next meeting. He was told, yes, a great idea!

Social agenda: Jesse is working on a wine tasting party for April or early May. We will plan on a Pool Opening BBQ in May. The New Year's Eve party was a great success and will be continued in the future.

The next Newsletter will be done by David. He wants to include a lot of information about the new and improved website. Any other information for the Newsletter should be sent to him.

Architectural/Landscape Committee:

Helen wants Fetsko to fix the front entrance; clean it out and put in new plants. David pointed out that Dave Fetsko does our landscape maintenance, but is not a landscape designer. Fetsko can implement a plan, but a landscape designer will be consulted for a plan.

The Front entrance lighting needs to be readjusted and maintained. David suggested they we could have an annual contract for this task. He will look into it.

The Committee has a request from 443 Center Pointe to have the base of the back deck enclosed. This home is on the corner of CP and Vinca, so is very visible from the street. Will moved that the request be approved if the lattice be painted or stained a color to match the deck and that the homeowner cover the cost of scrubs or bushes to be planted in front of it. The motion was seconded and approved.

The next meeting will be on Sunday, March 16th at 3 pm.
Meeting adjourned at 7:30 pm

Minutes submitted by: Judy Brown
Minutes approved on: 3-16-08