

**Park Place Owners Association
Annual Meeting
Sunday, November 15, 2009
3:00 p.m.**

The meeting was called to order by President Jesse James at 3:05 p.m. He then introduced the other Board members: Charlie Seay, Judy Brown, Frank Desmond, and Christine Hamaker.

Jesse declared that there was a quorum present.

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

- Neighborhood assessment comparison, using a chart that was distributed to all.
- Building repairs – two buildings will be repaired and painted this fall 100-106 Colchis and 401-407 Center Pointe. Hopefully, four buildings will be done during 2010. A chart was distributed giving dates for all buildings. There were a few questions regarding the patio door replacements.
- Question regarding termite inspection: David stated that since all homes were treated for termites in 2008, Smith has delayed our next inspection to early 2010.
- The asphalt repairs will be done this fall, and the seal coating will be done next spring.
- Budget for 2010 was discussed. There was discussion regarding the upkeep and repairs needed on the Vinca entrance Signage.
- For 2010 the Homeowner's assessment will increase to \$180 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.

- The Community Watch is active, thankfully there have been no problems in our neighborhood recently. 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 a few rentals to non-residents. But, our wonderful Clubhouse is really not used very much. Jesse asked for help in how to promote the Clubhouse.

Continuing Board members are:

Christine Hamaker	2009 – 2011, inclusive
Charles Seay	2009 – 2011
Jesse James	2008 – 2010
Judy Brown	2008 – 2010

Current member Frank Desmond is up for re-election, but Frank has stated he wants to step down. Peter Thoits was nominated. A motion to elect Peter Thoits, for the three-year term, from 2010 – 2012 was passed.

Jesse asked for any additional questions or comments:

There was discussion on cleaning the gutters; some buildings seem to need cleaning more often than others.

Pete asked for input on items to go in our newsletter.

There was discussion on the approval form for architectural/landscape changes. This form will be revised, as will the statements regarding what changes needed to be approved.

A committee will be formed to examine all decks for any needed repairs.

The meeting was adjourned at 4:15 pm.

Minutes submitted by: *Judy Brown, Secretary*
Minutes approved on [to be approved at AM 2010]