

**Park Place Owner's Association
Board of Director's Meeting Minutes
January 18, 2009
3:05 p.m.**

Present from BoD: Jesse James, Judy Brown, Charlie Seay, Frank Desmond, Christine Hamaker
Property Manager: David Robbins

Minutes of the November 16th Board meeting were read and approved.

Property Manager Report:

David went over the Financial Reports through December 31, 2008, with the Board. There are two categories that will be subdivided for the 2009 reports: Building Repairs and Grounds Extras. Building Repairs for this year was much larger than budgeted; however, many of these expenses were for Capital, long term, repairs; while most are for routine, annually needed maintenance. Grounds Extras has covered both Grounds Improvements, and Grounds Upkeep, which this year involved removal of trees and shrubs that died as a result of the drought.

David discussed the large amount of building repairs and painting, and deck staining that has been accomplished this fall and winter, much of which was overdue. There is a new contractor doing the semiannual gutter cleaning. They had to be informed about speed clean-up being required .

David addressed three concerns of residents regarding their property. Decisions were made based on the problem and the Covenants. David will inform each homeowner. We decided to discuss these types of situations in the next Newsletter.

Old Business:

New mailboxes were discussed. Frank has been working on this and will continue to do so. It is necessary to purchase all 104 mailboxes at the same time, so they are identical, even though they will probably not be installed all at the same time. Frank is trying to get a discount on the boxes due to the large order. There are a few of the old type on hand that will be used for some boxes that are in need of immediate replacement.

New Business:

Judy moved to change the authorized signatures on our bank accounts. Retired Board member Barbara Pilkington will be removed, and new Board member Christine Hamaker will be added. Continuing signers are Judy Brown and Frank Desmond.

Peter Thoits has volunteered to work on our Newsletter.

The next meeting will be on Sunday, March 15th at 3:00 p.m.

Meeting adjourned at 3:55 p.m.

Minutes submitted by: Judy Brown

Minutes approved on: