

**Park Place Owner's Association  
Board of Director's Meeting Minutes  
May 17, 2009  
6 p.m.**

Present from BoD: Jesse James, Judy Brown, Charlie Seay, Christine Hamaker  
Property Manager: David Robbins  
P P Residents: Helen Doyle

**President's Report:** Discussion of problems within the neighborhood:

Crime worries – a flyer will be sent.

Colchis – problems with dog walkers coming from other streets within our community. Pick-up is not always done. Residents need to try to identify the perpetrators. Jesse will put out a flyer.

**Property Manager Report:**

Discussion of the Financial Reports: A few owners are more than 30 days in arrears. One will be turned over to the lawyer.

Gutters have been cleaned and it will probably be done again in August.

Mulch is being put down by a new company. The cost is \$46/cubic yard.

J & B will be doing repairs and the painting on houses. Scheduled next are 110-116 Colchis and 120-126 Colchis.

**Landscape Committee:**

Helen reported that Greenway Irrigation has repaired the system at the Cary Parkway entrance. Several repairs were needed and they did a good job of redirecting the nozzles so that the water will fall where it is needed and not in the street. The system is set to run at 3 am on Tuesday, Thursday and Saturday.

Discussion of a water flow problem at 330 Center Pointe where water flows down hill from the house next door. The downspouts from the house next door (400 CP) could be put underground to direct water into the street.

**Architectural Committee:**

Question about window replacement done by a homeowner: No approval needed for unchanged window size. When a change such as adding an arch window is done it would need approval and would not be allowed on the front of the house.

**New Business:**

Clubhouse rental checks were discussed. It was decided that Owners would not have to provide a deposit check, only a rental check. If there is a problem after they have used the Clubhouse, action can be taken against them. For non-owners, it was decided that the \$250 deposit check would be deposited, before the rental date, and a refund would be issued, when it has been inspected after the rental.

The Directory needs to be updated. This will be done in June.

**Discussion:**

The painting schedule was discussed. It is now on the website and was listed in the May Newsletter. Thank you to Pete Thoits for the excellent job on the Newsletter.

At the August Finance Committee meeting David will have a long term budget, and a comparison of expenses showing where our fees go.

The next meeting will be on Sunday, July 19<sup>th</sup> at 3:00 p.m.

Meeting adjourned at 7:00 p.m.

Minutes submitted by: Judy Brown

Minutes approved on: 7-19-09