

**Park Place Owners Association  
Annual Meeting  
Sunday, November 14, 2010  
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, Peter Thoits, and Christine Hamaker.

Jesse declared that there was a quorum present, 21 residents were present in person or by proxy. He also announced that the dues for 2011 will remain the same at \$180 per month.

The minutes of the November 15, 2009 Annual Meeting were approved as distributed.

Property Manager, David Robbins of Grandchester Meadows, discussed the Budget Planning Spreadsheet and the Building Maintenance Records sheet that had been distributed. Questions were entertained:

- The Landscape contract was discussed. Some landscape improvements have been done this fall. More will be done in the future. The irrigation system at the front entrance was improved this year.
- Betsy asked about the budgeting for pool resurfacing and deck painting. This has been included in the budget plan for 2012.
- A home owner asked about the lighting at the front entrance. This was worked on this year, but it is still not satisfactory – it needs to be worked on again. There were also questions about street lights. David stated, just go to the Grandchester Meadows website and submit the number on the pole for street lights that are out. It is linked to Progress Energy who will do these repairs.
- Discussion on cost for the pool telephone. It is required and is a commercial/ business rate.

Jesse presented a President's Report.

- The Community Watch is active. He discussed the few problems that we've had this past year. Jesse reminded everyone that the best thing we can do is get to know our neighbors. Make sure our neighbors have our phone numbers and let them know if we are going to be away from home.
- The Clubhouse has been enjoyed by both residents and one rental to a non-resident. Betsy stated that the clubhouse has been used more this past year.
- Betsy discussed guests at the pool. Next year she is going to try a Guest Pass that may be used during the week, to allow guests to use the pool without the resident being present.

Continuing Board members are:

Christine Hamaker	2009 – 2011, inclusive
Charles Seay	2009 – 2011, inclusive
Peter Thoits	2010 – 2012, inclusive

Current members Jesse James and Judy Brown are up for re-election. A motion to re-elect Jesse and Judy, for three-year terms, from 2011 – 2013 was passed.

Jesse asked for any additional questions or comments:

Question on when the termite inspection will be. David stated that it will be done very soon. Helen reported on the landscape improvements that have been done this fall.

The meeting was adjourned at 4:10 pm.

Minutes submitted by: *Judy Brown, Secretary*  
Minutes approved on [to be approved at AM 2011]