

**Park Place Owner's Association
Board of Director's Special Meeting Minutes
August 20, 2010
5:30 p.m.**

Present from BoD: Jesse James, Judy Brown, Charlie Seay, Christine Hamaker

The Board met to clarify the statement in the minutes of the July 18th meeting, which was as follows:

“The Board reiterated that dogs must be on a leash at all times in any common area.”

A motion by Charlie to amplify and confirm the meaning of this statement as follows:

“Being on leash, as defined by the Town of Cary ordinances, means that a dog on a leash in a public or private outdoor location is controlled by a person on the other end of the leash. Cary does consider an electric fence on private property controlling a dog to be permissible.

However, the Board of the Park Place OA is not required to adhere to this position because the common property of the PPOA is required by our bylaws to be unobstructed. A dog not under the control of a person and on a leash is deemed to be an obstruction. Therefore, all dogs on common property must be on a leash and controlled by a person. It follows that training a dog to stay within an electric fence is not an appropriate action and is not permitted on Park Place OA common property. The Board landscape committee is not authorized to grant an owner or resident permission to install an electric fence or any item which marks the fence location.

There is an exception to this rule which is ‘Grandfathered’ to be in effect: the white terrier at 420 Center Pointe was permitted by an earlier Board to be confined within an electric fence.

Experience has demonstrated that this specific animal (“Mackie”) is not a threat and is allowed to be loose without a leash in the common property at that location for the lifetime of the animal. However, no other animals will be considered this privilege at this location or any other location at Park Place.

This motion was seconded by Christine and passed.

Minutes submitted by:

Judy Brown