

Park Place Homeowners Association

*Park Place Board Meeting Minutes
5:30 PM Monday, November 16, 2015
The offices of Grand Teton Property Management
610 W. Broadway, Suite 203
The Centennial Building*

Attendance

Park Place

Alice Stevenson
Otilia Ballo
Robert Pope
J. Thomas Holton
Matthew Braga
Dan Feuz (2)
Lea Joannis
Reid Matthews
Howard McIntyre
Mark Pommer
Shawn Means
Life of Ryley, LLC

GTPM

Tina Korpi
Julie Hamby
Rob Bacani

Kimberly Mellick- by proxy

Determine Quorum

Quorum is present with 14 members

Call to Order

The meeting was called to order at 5:32 PM.

Reading and approval of 2014 minutes

Otilia made the motion to approve the minutes. Matt seconded the motion. The vote was all in favor.

Review of 2014/2015 Financials

Julie reviewed the 2014 actuals and the 2015 actuals through 10/31/15. The operating account had a balance of \$17,244.52. The maintenance reserve account has a balance of \$28,776.33. The other operating account has a balance of \$10,337.78. 13 units paid of the special assessment in full, and seven units are making payments on the special assessment.

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Review of 2015/2016 financials

Julie reviewed the proposed 2016 budget. A slight increase is proposed in the areas of bank charges, trash removal and water and sewer because the costs are up slightly. Tina explained that the bank fees have gone up at the bank they are currently with, but when they move their accounts, the bank charges will decrease. The total proposed income is \$52,800. The total proposed operating expense is \$52,237.00. Alice made a motion to approve. Otilia seconded the motion. The vote was all in favor.

Completed Special Assessment Project Unit 935D

Julie reported that all of the work has been completed and the mold mitigation has been done. A homeowner asked what was being done to prevent this from happening in the future. The homeowner was also concerned about a unit owner remodeling and causing a problem. Julie stated that GTPM was going to be working on inspecting the other sewer drainage pipes. Dan stated that in the past years they had re-waterproofed the foundations and installed radon fans. Tina explained that the issue was caused from water leaking in and where the leak was it took a while to discover the leak. Tina also explained that GTPM and the board could not give any assurances that it will not happen again. Dan stated that anyone who has a concern about mold and air quality, they should have their unit tested.

Future Projects

Deck staining was discussed. A homeowner was concerned about the condition of the decks. GTPM will have their maintenance department look at the decks to see if the decks are in condition to stain or if some of the boards need to be replaced. If there appears to be a structural issue, GTPM will have a company who handles structural issues come out to inspect the decks.

The fence along the rear of the property is in need of repair. GTPM had a maintenance person look at the fence along the rear of the property, He determined that it would have to be taken down and the posts replaced as some of them are broken. GTPM had three companies look at the fence. One company could not take it on at that time, one company bid the work, and GTPM is still waiting on the bid from the third company. GTPM submitted the one bid to the board, but they decided not to spend the money at this time due to the other expenses the homeowners had incurred this past year with the special assessment. It is also a complicated issue because damage is caused from snowplowing on the lots on the other side of the fence. GTPM will monitor and take pictures of the snowplowing once a week this winter to document what is occurring. GTPM will also look at the development plan to see if the fence is part of the development plan.

Election of Board of Directors

All three board of director spots are up for election. The following members were nominated to serve on the board for the next year- Otilia Ballo, Reid Matthews, Dan

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Feuz, and Howard McIntyre. Ballots were administered and the votes were calculated. The following will be the board of directors for the next year:

Otilia Ballo
Dan Feuz
Howard McIntyre

Other

A homeowner had a question about the CCRs regulating pets. Tina consulted the CCRs. Pets cannot be on the property without the written permission of the board, but that has not been a practice in the past. GTPM will discuss this with the board.

The members present requested bids on the waste removal service. GTPM will get bids from different companies and submit them to the board.

A discussion was held concerning insurance. The insurance renews in February. A homeowner asked if the insurance has earthquake coverage. Tina stated that they currently do not have earthquake coverage. The members present requested that the insurance be put out for bid and that earthquake coverage be included. GTPM will get quotes on insurance and submit them to the board.

The members present requested that GTPM get bids for the landscaping as they felt that the lawn care was lacking this past season. GTPM will get bids and submit them to the board.

Tree care was also discussed. The members present asked GTPM to get pricing on tree care including fertilizing and spraying. GTPM will get estimates on tree care, and submit them to the board.

Parking was discussed. GTPM will consult the parking map to see what is allowed at each unit.

Trashcans not being closed was discussed. GTPM will send a reminder out to the homeowners and residents to be sure to close the bins so the trash is not scattered by birds.

Adjournment

With no further business, the meeting was adjourned.

Respectfully Submitted

Julie Hamby
Grand Teton Property Management