

Park Place Homeowners Association

*Park Place Board Meeting Minutes
4 PM Monday, February 25, 2016
The offices of Grand Teton Property Management
610 W. Broadway, Suite 203
The Centennial Building*

1. Attendance

<u>Park Place</u>	<u>GTPM</u>
Dan Feuz	Julie Hamby
Otilia Ballo	Tina Korpi

2. Determination of Quorum

With two board members present, it was determined that there is a quorum.

3. Call to Order

The meeting was called to order.

4. Reading and approval of minutes from November 16, 2015 meeting

The board read and approved the minutes from the November 16, 2015 meeting.

5. Financials Review

The board reviewed the financials through year-end 2015. The board reviewed the financials through the end of January 2016. Julie reported that only five homeowners were still making payments on the special assessment. Julie further reported that there is \$7,729.40 in one operating account, \$24,672.78 in the other operating account, and \$27,029.83 in the maintenance reserve. Once all of the checks have cleared that have been drawn on the smaller operating account, it will be closed. There are two delinquents. One owner is severely past due and makes small payments each month. Julie will contact this owner to discuss setting up a more regular payment plan.

6. New Business

a. Parking

There have been issues with the visitor parking in front of buildings 915 and 935. The board discussed options including amending the map and putting up signs marking the spaces. Tina and Julie discuss this with Frank Hess.

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b. Pets

The board discussed the rules and regulations concerning pets. Otilia made a motion to add to the rules and regulations that the homeowners refer to the town ordinance on the number of pets they can have per unit. The vote was all in favor. Tina and Julie will also double check this with Frank Hess. The board also approved adding that pets must be in approved writing by the board as per the CCRs.

The board also talked about discussing at the annual meeting adding an extra fee to the HOA dues for the clean up of pet feces on the property.

c. Review bids- landscape, trash, tree maintenance

The board reviewed the landscape bids. The board voted to have Lange's Lawn Care perform the lawn care services for the upcoming season.

The board reviewed the garbage bids. They voted to switch to Yellow Iron.

The board reviewed the bids for tree maintenance. The board voted to have Snake River Tree perform the tree maintenance.

7. Other

The noise issue in building 915 was discussed. The board believes that the two homeowners should work together to find a solution. Julie will have the homeowners contact each other.

8. Adjournment

With no further business to discuss, the meeting was adjourned.

****Conference call information: Call in number (877) 820-7831. When prompted, dial 277321.*

Respectfully Submitted,

*Julie Hamby
Grand Teton Property Management*

Approved at April 25, 2016 board meeting