

**Board Meeting**  
**Monday, May 17, 2021**  
**Park Place Condominium Clubhouse**

**Attendance:** Diana Lawrence, Carol Whiting, Sonya Taylor, Nancy Dunn, Chris Mecke, Greg Cook, Linda Linn, Barry Heiser and Marcia Simmons.

**A Building:** 101, 201, 210, 213, 303, 304, 305, 308, 310, 320, 322, 407 & 420

**B Building:** 202, 206, 217, 219, 308, 414, 418, 419 & 421

**I.** Diana called the meeting to order at 7:00 pm.

**II. APPROVAL OF THE MINUTES**

A. A resident noticed that there was an omission under resident concerns regarding the request that owners be able to see the line item budget and how the funds are being spent. This will be added to the minutes of April 19, 2021.

**III. FINANCIAL REPORT**

A. Aaron reported that we have the following amounts in the bank.  
Standard Operating Account \$125,882.02  
Capital Improvements Account \$79,304.18  
He stated that we have a positive cash flow of 67K which is a huge improvement from where we were when Capital became our property management team.  
Aaron talked about the number of mortgage companies that are asking him to fill out questionnaires inquiring about possibilities of lending for our condominiums. He said that 2 years ago it was about 1 per week and now it is more like at least 1 per day.  
Aaron was asked if we would consider reducing HOA dues since we have such a positive cash flow. He explained that would not happen due to the fact that we have a lot of upcoming projects/property improvements that are costly. Projects that will include tuck pointing the buildings, a new roof for building A, we consistently are finding plumbing issues that have to be fixed due to the age of the buildings. He also discussed that the water is continuing to become more expansive. The city has said that they will be raising water 5% per year over the next 5 years. We asked that if anyone hears water running consistently in a unit near them, to please let Aaron know so that we can investigate to see what the issue is.

**IV. OLD BUSINESS**

A. We are compiling estimates for the trail entrance to be added to next year's budget. A resident got the required 3 estimates for us

and presented them to us at the meeting. We will review the estimates but this project was not budgeted for this year and we don't currently see a way to pay for this, this year. We are trying to spend our money wisely. Several residents got loud regarding this issue. This has been an ongoing issue since the city put the trail access in.

- B. Parking Lots-we are currently getting bids to seal and stripe the parking lots. When we do this, we need to include 2 handicap parking spots on the right (south) side of the front of each building. This will cause us to lose 3 parking spots in the front of the building as one of these spots must be van accessible. We will **NOT** be changing numbers except those required to incorporate these handicapped accessible **VISITOR** parking spots,
- C. Pool Opening and Locks-we did not pass the city inspection due phone issues, a gate alinement (which is now fixed) and locks. Once these corrections are made, the city will come back out to reinspect. We still plan to open the pool Memorial weekend as long as we pass inspection. We are having the gate lock rekeyed. You will receive notification when the keys are available. The cost will be nominal; whatever it costs us to make the key. There will be one key issued per unit to the owner in good standing.
- D. New Fines Went into Effect May 1, 2021. The new Rules and Regulations books will be mailed to each owner in the next week. From here forward, when changes occur, we will only be sending you pages that need to be replaced as changes occur instead of reprinting the entire Rules and Regulations on a regular basis.

**V. NEW BUSINESS**

- A. Aaron discussed the new LED mechanism that has been installed in an outside light by B building where a transformer went bad. He will see how this works out as it is supposed to to be a big improvement and save us money. If this turns out to be a good thing, we might consider put these in all outside lighting as the transformers go out.
- B. It was asked that we remember that with the warmer weather we remember that our neighbors may have windows and patio doors open and to try and be respectful of that in regards to loud music, cars and motorcycles.

## **VI.**

### **RESIDENT CONCERNS**

A resident is concerned that another resident is feeding racoons late at night. The racoon is large and we don't want it on our property. Call animal control and report it.

A resident is concerned about persons doing laundry on the second floor, north end, afterhours.

A resident asked about the cleaning fee on the party room and when/if that would be removed. It was discussed that this fee was initiated because of Covid and wouldn't even be considered to be removed until Covid is over but probably won't be because We find that the party room is not cleaned well when rented on a regular basis.

A resident is concerned that the light in the back of building B is going out and needs to be replaced.

A resident is concerned with the patches in the grass in the front of building B. It was discussed that we are in the process of getting seeding bids to clear up these issues.

A resident inquired about the tennis courts and if either of the courts were set up to play pickleball; they are not.

If you witness someone throwing cigarette butts on the property especially off their balcony, please let Aaron know.

A resident is concerned about the hole that is in the middle stairwell in building B. As soon as it gets repaired; someone puts a hole back in the wall.

A resident is concerned about the persons that are living within our community for free. It was explained that we are following the procedures for collection and foreclosure in the proper cases but currently there is a moratorium due to Covid-19 that will not allow us to evict these people. Once this is lifted, our attorney will follow through on these cases and get these taken care of.

A resident is concerned about not being able to see the financials the property. They feel that they have repeatedly asked for information regarding income vs. expenses and past due amounts and are continually put off by management.

## **VII.**

**THE MEETING WAS ADJOURNED AT 7:49pm**

SLT