

**Regular Board Meeting
Park Place Condominiums**

July 17, 2023

Clubhouse at 7:00 p.m.

Attendance: Board Members: Garry Carper, Greg Cook, Lucas Issacs, Linda Linn, Chris Mecke, Marcia Simmons, Barry Heiser, Karen Hukill, and Brent Dwyer (Property Mgr)

Building A: 201, 211, 308, 310, 320, 401, 407, 417, 419, 422

Building B: 202, 205, 222, 316, 405, 418, 421

Minutes: Garry Carper called the meeting to order at 7pm. Karen read aloud the minutes from May 15, 2023. Garry made a motion to approved minutes and Marcia seconded the motion with a revision to add that the treasurers report was read aloud however the treasurers report was not read aloud nor provided due to the May meeting was for the election only.

Treasurer's Report: As of June 30, 2023, checking account \$138,245.93 and savings account \$153,015.92. We were able to move funds from checking to savings due to the two foreclosure sheriff sales and the 2022 currency that was budgeted to be in the reserve account.

Old Business: Laundry is on track for new washers & dryers. The laundry rooms will be painted and possibly new floor covering. The auditor needs receipts for invoices which they may have to retrieve from Capital Property Mgmt. The Park Place Condominiums Rules & Regulations have been distributed and extra copies are in the office.

New Business: Garry opened the meeting at 7pm. Park Place has an security officer that walks the buildings and patrols randomly for our safety. Bed Bug Destroyers (BBD) will be conducting our pest inspection. The new inspection schedule is on the board in each building. The bushes and brush on the West and South side of Bldg A will be cut back. The entrances of each building will be power washed and new LED lights will be installed. New doors for the North and West side of Bldg B will be installed next week. We would like to replace 30 light poles as they are deteriorating. Notices have been posted in each building for realtors, potential buyers, and owners regarding units that are being illegally rented will incur a monthly fine of \$750.00. Park Place Condominiums will have a new look to our website (parkplacefw.com) in the coming weeks. The board meeting minutes will be added to the new website soon.

Resident Concerns: The hallways have a ventilation system that has had some condensation leaking sometimes and can vary in temperature throughout the year. Tree trimming is typically done in the spring & fall. The property has barespots need filled in, lilacs need cut, the circle needs maintained, and the entrances need the weeds sprayed. Stairwells are mopped on Fridays. In Bldg B, the mailroom has a hole in the ceiling that needs repaired. Unwanted appliances/mattresses/large items may not be dumped at the trash areas, you must haul them away at your expense. Vehicle repairs are not permitted on the property. We would like to include in the 2024 budget, new flooring for the stairwells in both buildings. Any concerns can be addressed thru appfolio or fill out infraction forms or maintenance forms located next to the board in the lobby for management to address your concerns. Refer to the Bi-Laws and Rules & Regulations. Questionnaires are in the folders by the board in the lobbies. Provide a copy of your pet registration to the office. Keep your balcony presentable.

Garry called the meeting to adjourn, Greg seconded the motion.

Meeting adjourned.