

Park Place Village Condominium Association

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BOARD OF DIRECTORS MEETING: OPEN SESSION

Monday, May 22, 2023

6:00pm

Via Zoom

Board of Directors Meetings are scheduled for the Board to conduct Association business, and this is accomplished through a process of discussion, deliberation, and decision-making. Homeowner questions, comments, concerns, and opinions are important to the Board and the homeowners in attendance should have an opportunity to be heard in this process. In order to ensure that all comments are heard, the Board has the authority to place reasonable time restrictions on those wanting to be heard, per ARS 33-1804 / 33-1248. The Board may not act on items brought forth in the Homeowner Forum but can set them for a future agenda item. Please know that prior to the Board taking a formal action on an item under discussion, the homeowners will have an opportunity to give their opinion.

OPEN SESSION MEETING MINUTES

Board Members Present- Jason Anderson, Jessica Rybczynski, Paul Plamondon

Management Present- Rahul Bhatt, Community Manager, AAM LLC

April Nemeth, Recording Secretary, AAM LLC

- **Call to Order/Verification of Board Quorum**

Jason Anderson called the meeting to order at 6:00 pm, Quorum was met.

- **Review & Approval of Previous Meeting Minutes**

Jason Anderson moved to approve the February 27, 2023 Open Meeting Minutes as presented. Jessica Rybczynski seconded. Motion carried.

- **Financial Review- April 2023**

Jason reviewed the April 2023 Financials with the Board and answered any questions they had.

- **President Report**

Jason Anderson provided an update on projects that have been completed in the community since the last meeting.

- **Management Report**

Rahul Bhatt reviewed the management report with the Board.

- **New Business**

- Genesis Landscape Proposals

- Proposal #1434- Plant and Tree Fall Planting Proposal- *Jason Anderson moved to approve proposal #1434 for \$16,592.98, Jessica Rybczynski seconded the motion. All in favor. Motion carried.*
- Proposal #2803- Palm Tree Trimming- *Jason Anderson moved to approve proposal #2803 for \$1,632.00. Jessica Rybczynski seconded the motion. All in favor. Motion carried.*
- Addendum to Landscape Contract- Increase in monthly fee to \$3,400.00- *Jason Anderson moved to approve the increase in the monthly landscape contract. Jessica Rybczynski seconded. All in favor. Motion carried.*

- Pool Furniture

- *Jason Anderson moved to approve estimate L1016 from ALD Marketing to restrap two chairs and 12 chaise lounges for \$3,199.62 with color #237. Paul Plamondon seconded. All in favor. Motion carried.*

- Sign Replacement

- *Jason Anderson moved to approve estimate 239348 from Property Rock Resources for \$350.00 per sign. Paul Plamondon seconded. All in favor. Motion carried.*
Paul Plamondon will get the exact number of signs needed and numbers that go on each sign and will provide that to management.



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- **Homeowner Forum**

The following items were discussed:

- Painting
- Budget
- Reserve study

- **Adjournment**

Jason adjourned the meeting at 6:52 pm

Respectfully Submitted by

April Nemeth

**April Nemeth Acting as Recording Secretary for the Board of Directors, Park Place Village
Condominium Association**



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