

**PALACE ESTATES FILINGS 1, 2 & 3 CONDO ASSOCIATION
2009 ANNUAL MEETING
6:00 p.m. TUESDAY, MARCH 24, 2009**

Present: Please see enclosed sign-in sheets

Tracey Heritage opened the joint meeting of all three associations at 6:00 with an introduction of Russ Ashby from RDR Backflow. Russ is the contracted irrigation manager for Palace Estates. Russ proposed that Palace Estates install a much improved variable frequency drive 15H pump so that the availability of water is not so affected at peak times. The pump would supply water as it is demanded, rather than our current system of running full throttle all the time and having to turn off the pump to cool and refill every third hour or so. Russ has used these at other Associations with very, very improved operations of the irrigation system. He estimated the price between \$10,000.00 and \$20,000.00 but was not sure. He will price it if the Association is interested. The membership present voted in favor of proceeding with the irrigation system upgrade.

Open forum discussion included speed limits, landscaping and roofs. Heritage had received a solicitation from Homes Done Right (who lives at Palace Estates) to perform a preventive shingle campaign. He would inspect all of the homes in the neighborhood and repair and replace as the need arises. He offered to do this for much less than a traditional roofing contractor. This would be further discussed by individual Filings.

The Minutes of the 2008 Annual Meeting were approved as submitted.

It was stressed about the importance of paying HOA dues on time. The financial condition of all 3 filings is in very good condition, and it would benefit all Owners to keep the reserves. Mortgage lenders are considering the financial condition of HOA's more than ever.

The individual Filings met separately and approved their respective budgets as presented. They agreed to have Aaron do a preliminary round of inspections, but not to have him "automatically" repair without Board OK after that time.

The Board of Directors for each filing:

Palace Estates Filing No. 1 : Coleen Arnold, Pat Schmaltz, Susan Hyatt and Ron Nunnery
Palace Estates Filing No. 2 : Linda Collins, Sandy Boughton, Michelle Sisson and Bert Noesen

Palace Estates Filing No. 3 : Sandy King, Kim Herrera and Lois Dunn

Respectfully submitted,

**Palace Estates Filing No. 3
Annual Meeting
March 24, 2009**

Name	Address
Catherine Bradham	535 B 29 3/8 Road
Isabella Sumner	2942 B Sandra Ave
Dorothy J. Tracy	2944 B Sandra Ave.
Emmett King	2939 B North Palace CR
Sandy King	2939 B North Palace CR
Sarah Fees	2943A North Palace Cir.
Xia Herrera	2949 N W. Palace Cr.