

**Palace Estates Homeowners Board Meeting  
February 17, 2010  
Held at 1708 North Avenue  
6:45 p.m. to 8:15**

**Board Members present:**

**Bert Noesen  
Pat Schmalz  
Coleen Cunningham  
Susan Hyatt  
Linda Collins  
Kin Herrera**

**Purpose of meeting was to discuss Palace Estate Homeowners various policies and procedures and to approve or make amendments.**

**RDR Backflow and Property Services contract was signed by the board.**

**On cash flow, we questioned the charge for snow and ice removal and will question Heritage about this expense.**

**We also questioned where the herbicide was being used as we see a lot of weeds that are growing in the subdivision.**

**The drainage area that is South of Palace Estates and North of Habitat- is that a drainage area for Palace Estates? It is reported that it is being filled with grass clippings and pet waste.**

**The drainage area by Bookcliff is very unsightly. Can anything be done about that?**

**Our review of the policies and procedures yielded the following:**

**No changes were made to the following :**

- Investment of reserve funds**
- Collection of unpaid assessments**
- Handling of conflicts of interest involving board members**
- Conduct of meetings**
- Procedures for adoption and amendment of policies, procedures and rules**
- Resolution of disputes between the association and owners**
- Owner initiated insurance claims**

**The following changes will be made:**

**Letter to owners about violation of covenants- right to challenge will be added.**

**Inspection and copying of association records- on page 2 item c- "Falls Village" to be changed to "Palace Estates"**

**Rules and regulations:**

- 4. No motorized vehicles of any type to be kept on patios or porches.**
- 6. Snow must be removed within 24 hours from all sidewalks adjacent to each property.**
- 9. Our subdivision is in the county and does not include street or leaf cleanup. Do not place leaves or trash in the street for the city cleanup. You are expected to maintain your yards by mowing and watering to keep them looking nice.**
- 16. There shall be no loud noise after 10:00 p.m.**
- 17. An irrigation system watering schedule will be distributed by Heritage Property Management and must be adhered to.**

**Violation fine Schedule:**

**Delete items 1 through 6**

**Insert the following sentence and include the last three paragraphs as already written:**

**Violations of the rules and regulations of Palace Estates Condominium Association will result in a \$50.00 fine. Subsequent offenses will result in a \$100.00 fine.**

**Enforcement of covenants and rules:**

**Item IV: 15 days.**

**Item d. 2. fine of \$100.00.**

**Maintenance policy:**

**Association responsible for exterior upkeep of the structure to include the roof and siding, and the common driveway/side street for the condominiums on the south side of Bunting.**

Owner responsible for all exterior upkeep not listed as association  
Responsibility to include but not limited to (?) snow removal, swamp  
coolers, gutters, individual irrigation maintenance and winterization.

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Respectfully submitted  
The Board of Palace Estates