

PARK PLACE OF ITASCA ASSOCIATION  
**BOARD MEETING AGENDA**  
THURSDAY, OCTOBER 2, 2025  
ITASCA PUBLIC LIBRARY  
START TIME - 7:00 PM

**CALL TO ORDER:** 7:00 PM CST

**MEMBERS' PRESENT:** Mike W, Mike B, Kristan, Marcia & Larry

**Previous Meeting Minutes:**

Mike B made a motion to approve the prior four months meeting minutes.

Mike W 2<sup>nd</sup>

Unanimous approval

**TREASURERS REPORT**

There are no financial reports for this meeting.

**SECRETARY'S REPORT**

July 24, 2025, Meeting Minutes

**OLD BUSINESS**

Update on Snow Removal Contract

Board agreed that the Winters quote is too high and not being considered.

Brightview contract requires KSN review and revisions to the cancellation language.

Board needs another quote.

Coach Light Update

Order to be placed for the 482 lights.

Request for Steve to draft a letter to solicit homeowner interest in rear light fixtures.

2026 Budget First Draft Updates

Budget line items reviewed.

Budget must be approved in the October 16 meeting.

Budget sent to homeowners on October 20

Homeowners to bring budget questions to the Board on November 20

The Board must review all contracts to ensure the 2026 budget is correct.

Sealcoating Quote

Discussion regarding the three-year recommendation vs a four-year recommendation

Sealcoating is not in the 2025 budget.

Topic to be tabled for a future meeting.

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Wetlands Service Contract

Two-year contract. Year 1, \$4030 and year 2, \$2425.  
Year 2 is less expensive because a burn is not needed.  
Motion: Mike W  
Second: Kristan  
All in favor: Unanimous

Pond Service Renewal for 2026 & 2027

Aquatic Ecosystems contract for \$10,312.  
Motion: Mike W  
Second: Kristan  
All in favor: Unanimous

IOC Wood Replacement Project

Wood repair is underway.  
The perimeter buildings first and then the interior buildings from west to east  
Homeowner billing to occur after ten buildings completed.

Window Replacement

Climate Guard got back to Steve with the status of their window replacements for this year. It appears things are behind. Out of the 26 homes that were asked to be quoted and completed this year, only two have been finished.  
**Action item: Steve to discuss status with Climate Guard and request bi-weekly updates.**

Water Meters

Water meters were given to Bright View. Bright view is acquiring hoses.  
Notify owners of water meter usage  
Homeowner faucets to be used to water communal areas, water will be metered, and the homeowner will be reimbursed for the usage.  
The Village of Itasca water meters must be returned.

Continued Discussion on the New Parking Rules & Regulations

Change the language in section 21.5 from "no later than" to "within."

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**HOMEOWNER FORUM START: 8:10 PM CST FINISH: 8:17 PM CST**

276 Bay Drive awaiting the approval to replace the rear door. Submitted on August 16

**Action item: Steve to send the architectural improvement documents to the Board.**

Complaint regarding the cars belonging to 293 Bay Drive frequently parking in front of the mailboxes.

**Action item: Steve to contact the homeowners and advise not to block the mailboxes.**

Suggestion to install community information boards near the mailboxes.

352 (via Zoom) has not heard back from Climate Guard regarding their leaking window assessment. Homeowner called Steve on September 24<sup>th</sup> and has not heard back.

**Action item: Steve to follow-up with the homeowner**

**EXECUTIVE SESSION: 8:18 PM CST**

**MEETING ADJOURNED: 8:53 PM CST**