

Pages Place HOA Board Meeting Agenda

_____ of the Current Board for 2021 were represented at the meeting held on **November 29, 2021**

Current board

Jared Dewitt -President

Shane Kibler - Vice President.

Emily Een -Secretary

Krista Robinson-Treasurer.

Board Members

Swede Robinson,

Michael Preas,

Matt Een,

Lindsay Dewitt

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Pages Place HOA board members divide up the roles and responsibilities as well as help out when and where is needed. The responsibilities are as follows-

Communications- Emily

Finance- Krista & Emily

Insurance Issues-Shane

Real Estate - Shane

Rentals- Emily

Sprinklers- Michael

Common area/ Landscape Snow Removal- /All Board members

Building Maintenance/Hardscape Maintenance- Jared and ? _____

Modification Review- Everyone

Covenant Violation- Everyone

Parking, Permits - Emily

Website- Jared

All other issues- Everyone

Items to be discussed

- Board positions & responsibilities

- Communications:
 - Resent communication that went out
 - Email went out to inform PPHOA homeowners that dues will increase to \$195 beginning 2022
 - Email went out to inform PPHOA reminding them of what covenants states about subleasing
 - Email went out to inform PPHOA about updating vehicles

- (Building Maintenance/ Hardscape maintenance):
- Pump for swamp (Shane to get a quote)(Priority 1)
 - Check to see if electrical was done (Jared)
 - Charging for first cleaning

- Painting Stucco bid Quote 72,000 (\$42,000 budgeted)
 - Get a 2nd or possible 3rd. If we have to, we'll assess homeowners. (Emily)
 - +\$1,700 from VIP roofing to make sure we keep water off stucco. (Lindsay to get another bid from another)

- **Getting tags for the water line in each unit** -currently in process

NEED to schedule a time to put these into homes. (Jared to schedule this).

 - Jared just needs to go around this weekend.
 - 1621, 1630, 1639, 1661, 1652, 1693, 1668, 333, 303, 295.

- **Window well on the west side of 1653** - Currently in process (Cory Working on it).
 - Lindsay D. sent a text to Cory to get the status.

- (Common area/ Landscaping): FYI- Trimming trees- Matt trimmed the trees by our unit because we received a complaint from the neighbor.
 - Gary complained about the trees.
 - Matt already trimmed in his area.
 - 287 Tree leaning (Jared to check if safety concern?)

- **Siding fixed for 303**
 - Fixed by shane
- **Cory 1661 waterproofing**
 - Don't think he's done it yet.
 - Lindsay D. to ask Cory about it.

- Anything else -

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Board Roles (2022)

Shane Kibler (Real estate and insurance)

Swede

Krista (Finance with Emily)

Emily Een (Secretary)

Matt Een

Jared DeWitt (Building Maintenance, website)

Lindsay D (Parking)

Michael Preas (Landscaping)

Everything below here is to be addressed at January's board meeting

Communications:

Resent communication that went out

- Email went out to inform PPHOA homeowners that dues will increase to \$195 beginning 2022
- Email went out to inform PPHOA reminding them of what covenants states about subleasing
- Email went out to inform PPHOA about updating vehicles

Financial Review/ HOA Dues/Reserve Study:

Insurance Issues:

Real Estate:

1625 for sale

Rentals:

We currently have 12 Rentals we are capped. New covenants state that we can have 7.

1652 -Rowberry

1656- Rowberry

1662- B. Anderson

1648- B. Anderson

279- Penrod

329- Penrod

333-Penrod

283-Knowlton

305-Dixie Schafir Contact Jim Marshall managed by Homeriver

325-Dixie Schafir Contact Jim Marshall managed by Homeriver

341- J.Dispain

1625- T. Burberry (For Sale once it sell it will no longer be a rental

Common Area Maintenance/Landscape & Snow Removal:

1. **Lawn care -Weeding Communicated with Landscaping company regarding them missing weeding out property**
2. **Snow removal/Landscaping - Need to bid out for snow removal 2021/2022**
3. **Fix lawn by driveway 1681/1657**
4. **Need to get grass out of flower beds from when new curbing was installed**

5. We need to get pricing and purchase rocks/boulders for the lawn to prevent people from driving on the lawn- Are we moving forward with this project or holding off?
6. 287 Trees angled into the house should it be removed or not. Second tree in their area they want it replaced?
7. Trees to be planted in the Spring of 2021- Need to schedule to purchase trees and schedule planting dates in the spring!
 - a. \$3,000
 - b. Who's heading this up? Is the board going to plant trees or ask the landscapers to do it?
 - c. Got bid form Landscapers to plant trees

Current Landscaper Info (2021)

Loveland Landscapers Contact - Michael

Loveland Snow removal- Contact for Snow removal - AJ 801-927-8612

Building Maintenance: / Hardscape Maintenance:

- 1) Building numbers falling off 341 1648
 - a) Matt will fix 1648

- 2) Getting tags for the water line in each unit -currently in process
NEED to schedule a time to put these into homes. (Jared to schedule this)

- 3) Get pricing for painting the brown stucco on the outside of all units.
Getting bid - This project will be put on hold (Tell Cory to start it back up)

- 4) Window well on the west side of 1653 - Currently in process (Cory Working on it)

- 5) Pump in a swamp area and protect 1653 from flooding when the swamp backs up.

Landscaping

Retaining Water Area -

Pump/ electrical/ plumbing

- 6) Roofing fix for unit 345 - This was approved to be fixed. Emailed the homeowner to let them know.
Inside unit- need to be painted. Need to email the homeowner to confirm and get a bid from the painter that she wants to use.
- 7) Unit 303 siding fixed Damage done in wind storm. Hasn't been fixed. Homeowner has sent in 2 complaints.

Modification Review (ALL)

Parking Violations list/ Parking Issues- (ALL)

*Schedule a time to go check parking cars - once a month

Parking Permits:

Currently we have 17 of 21 Paid Unassigned parking permits issued.

Currently we have 81 vehicles registered with the HOA

Covenant Violations (ALL)

-subletting

Webpage:

Update website on landscaping - date says mow on wednesdays (Jared to remove the date)
Update covenants & bylaws on website (Jared to Update before our next yearly meeting)

Annual Homeowners Meeting :

Next PPHOA meetings:

Board meetings for 2022 (we will meet quarterly or as needed)

January

April

June

Sept

October

Annual Homeowners meeting _____,2022 @ 6:30pm - board member be there @ 6pm