

# Pages Place HOA Annual Meeting Notes

## Meeting held on October 20, 2021 at Joy Luck Restaurant

### Insurance Issues:

- Remind Homeowner to have HO-6 insurance coverage (Required since 2008)
- Gap Insurance/Loss Assessment Coverage (Covers you in case of HOA master insurance high deductible)
- Special Assessment Insurance (Covers you in case of HOA special assessment)

### Real Estate:

We had a few unit sales this year.

We also want to remind homeowners that the covenants state that with each sale there is a reinvestment fee. This fee can go up to 1% currently it's at \$800.00. This fee is either paid by the buyer or the seller that is determined with the title company or the Real Estate agent.

### Rentals:

With the update of the PPHOA covenants the number of rentals have changed to 6 units.

We are currently capped on Rentals. All PPHOA rental documents are currently up to date.

All Rentals are required from the HOA to have the Rental documents filled out and turned in for each tenant change over. You can contact the board for special exceptions.

### Common Area Maintenance/Landscape & Snow Removal:

- We have had to maintain our watering because of the 2021 Utah drought. We are doing our best to conserve watering and still maintain the grass from dying.
- We had new curbing installed in a few areas on the property. It looks great!
- We had held off on planting new trees due to the drought this year and also because the cost of trees has gone up. We are looking to plant a few new trees in Spring 2022

### Building Maintenance: / Hardscape Maintenance:

- Working on painting the wood trim on the outside of the building to the dark brown color.
- Installed a couple of window wells to help stop flooding.
- Working on fixing the pump
- Working on tagging the main water lines in each building

- We had some rain gutter replaced
- Project that have been worked on in 2021:  
2 building roofs were replaced - we were able to have them covered by insurance due to wind storm
- A couple other buildings have some portions of the roof fixed due to leaking.

#### Doors Need to be replaced in units with wood looking doors

- PPHOA will be selecting a new door to replace the units with wood doors. Over time these wood doors have started to crack and break. We are currently looking into pricing them out and will send out an email with information as to what door may be used.  
Since the covenants state that doors are the homeowners responsibility this will be at the homeowners expense but the HOA is required to maintain a similar look within all of the units  
More info to come out on this within the next year 2020.

#### Modification Review

- Reminder that homeowners need to have approval for inside major inside modification
- Need to use a licenced contractor

The purpose for this for the HOA insurance

#### Parking Violations list/ Parking Issues-

- We have had a few homeowners parking in visitor parking for an extended amount of time.  
We have sent homeowners a reminder hoping that issue

#### Parking Permits:

- Please update your vehicles when you change them and request for a new permit!!

#### Covenant :

Covenants have been updated and posted to the Pages Place Website.

#### Covenant Violations

- Parking in permit parking without permit

#### Webpage:

Pagesplacehoa.org

#### Financial Review/ HOA Dues:

Reserve Study done - this helps us determine what projected projects need to be done for the coming years.

Budget for 2021 (Budget)

Approve Budget for 2022 (Vote to approve)

### Dues

- It has been suggested Increase the Pages Place HOA dues to **\$195** for the 2022 year.
- The reason for this increase is because it was previously discussed 3 years ago that we would increase the \$10.00 each year to increase our reserve funds so that we would not have to have a special assessment to have major projects done. We did not increase the HOA dues in 2020 due to the pandemic. After reviewing the 2021 budget and preparing the 2022 budget it was determined that we would need to increase the HOA dues in 2022 because we didn't increase the dues in 2020 and to keep up with inflation.
- According to the 2021 budget we have had an increase in water cost, professional fees, quickbooks rates went up, utilities rates increased.
- We need to keeping up with 6.4% increase in construction costs to contribute to Reserver fund
- There is going to be an increase in Landscaping in 2022.
- Bonas is that we haven't had to do a special assessment yet.
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We want to thank those that have been serving on the Pages Place HOA board. We appreciate all the time and effort put into helping maintain our HOA and making Pages Place HOA a better place to live.

### Board 2021/2022

Pages Place HOA 2021 board member

Jared Dewitt

Shane Kibler

Emily Een

Swede Robinson

Matt Een

Mike Preas

Tim Brandt - He has stepped down

Krista Robinson was nominated to the HOA board to help out  
With financing due to Tim stepping down.

Nominations for 2022 Board members

Shane Kibler

Jared Dewitt

Emily Een

Krista Robinson

Swede Robinson

Mike Preas

Matt Een

Lindsay Dewitt