

2/11/2021 Pages Place HOA Board Meeting Notes

All of the Current Board for 2020 were represented at the meeting held on 2-11-2021

What was discussed-

Communications:

Financial Review/ HOA Dues:

1. We need to schedule a Reserve Study.
2. Unit 1639 was sent to collections for being extremely behind on their HOA dues. Homeowner was given at least two warnings to bring their account current. Unit has now paid in full, waiting for a check from lawyers.

Insurance Issues:

Fencing has all been repaired. Roofing - 1st building is completed roofers working on second building.

Real Estate:

1668 for sale

Rentals:

All PPHOA rental documents are currently up to date

Common Area Maintenance/Landscape & Snow Removal:

1. Rain gutters need to be cleaned out! We will be getting a bid to see what it will cost us to clean these out then proceed with what is best and what fits into the budget.
2. Snow removal company Loveland Snow removal- Contact for Snow removal - need to communicate to them when we don't want them to come unless it is over 4 inches.
3. We need to get pricing and purchasing rocks/boulders for the lawn to prevent people from driving on the lawn- We have approved this and will get some rocks/boulders ordered.

4. Landscaping projects that weren't finished that still need to be addressed in the Spring of 2021
 - a. Sprinkler line to get done in the back of 319
5. Edging replaced- -This project will be put on hold
 - a. Artisian Borders will be in April to get that put in.
6. Trees to be planted in the Spring of 2021- Need to schedule to purchase trees and schedule planting date in the spring!
 - a. \$3,000

Building Maintenance: / Hardscape Maintenance:

- 1) Wood trim painted on 1617 & 1630 as well as the rest of the wood post
-We wanted to get help from the PPHOA homeowners but we are not getting any response from homeowners to help with this project.
PPHOA will go back to getting bids on the project and proceed from there.

- 2) Getting tags for the water line in each unit -PPHOA working on getting tags for each unit so that we will know where the main water line is for each building.

- 3) Get pricing for painting the brown stucco on the outside of all units. Getting bids so that we can proceed to get this project done.

- 4) Bountiful City Electrical box -Still waiting to have Bountiful City come out and fix it. This box is Bountiful City property and it is their responsibility to fix it.

- 5) Pump in a swamp area and protect 1653 from flooding when the swamp backs up. - looking into more solutions to fix it.

Modification Review

Nothing has been requested from the homeowners

Parking Violations list/ Parking Issues-

Parking Permits:

Covenant Violations (ALL)

Covenants review- The board members has reviewed the covenants for final changes we will proceed with final lawyer review then All PPHOA members. We are hoping to make the final changes within the next few months.

Webpage:

- update parking on Map-The number of vehicles parked in driveways of units
- We will change numbers on the map on the website for these units.
- Add welcome to the Neighborhood letter info on Website ???
- Fix emails (parking to pagehoa@gmail)

Next PPHOA meetings:

Annual Homeowners meeting Oct, 2021 @ 6:30pm - board member be there @ 6pm

Board meetings for 2021 February 11 2021

April

June

Sept