

Pages Place HOA Board Meeting Notes

ALL of the Current Board for 2020 were represented at the meeting held on **4/29/2021**

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

Communications:

1. Board Members need to communicate back to the board that they have completed an assignment/project so that we can take it off the list. There are some projects that are discussed at the meeting that get pushed off due to timing and budget. Emily needs to know what projects have been done so we can take them off the to do list.
2. The HOA will communicate to homeowners that we will be having a updated covenant signing party on May 22, 2021
3. Communicate to homeowners to let the PPHOA know if they notice dry spot on the lawn within the property PPHOA
4. Nominate Krista Robinson to be a board member

Financial Review/ HOA Dues:

1. We had a Reserve Study done for PPHOA and it has been reviewed by the Pages Place HOA board members and will be reviewed again at the annual Pages Place HOA meeting in the fall of 2021.

Insurance Issues:

Real Estate:

1697 will be for sale soon

Rentals:

All PPHOA rental documents are currently up to date

Common Area Maintenance/Landscape & Snow Removal:

1. The landscaping company is over turning the water on and testing the sprinklers. We have communicated to the landscaper and they will be getting back with us as to when they will check turn the water on and test the sprinklers.
2. We also want the homeowner to communicate to the PPHOA if they notice any dry spots on the lawn.
3. Michael will be taking over the sprinkler system, being in control of when the PPHOA is being watered.
4. Rain gutters need to be cleaned out- We would like to schedule this to be done asap. We have gotten a couple of bids and want to make sure that the company we use will clean out the downspouts and be using a power blast.
5. 1621 wall (Braden Wall) - this is damage done to the inside of the home of 1621 from the roof leaking when the roof shingles were blown off from the wind storm.
6. We need to get pricing and purchasing rocks/boulders for the lawn to prevent people from driving on the lawn- We want to do a final walk through of the property to access exactly where we need to place the rocks. It was determined that they are \$110. each.
7. Landscaping projects that weren't finished that still need to be addressed in the Spring of 2021
Sprinkler line to get done in the back of 319 -Not doing this now because the homeowner has requested to put in a garden area.
8. Discuss bid for Curbing that surrounds plant area (planter box) on the PPHOA property
Edging replaced- -
Beginning May a company will come in and take out the broken pieces of the cement borders surrounding the plant box area. Then Artisian Borders will be in Need to make sure Sprinklers off are turned off for that area when they put in.
9. Trees to be planted in the Spring of 2021- Need to schedule to purchase trees and schedule planting date in the spring!
\$3,000

Who's heading this up? Is the board going to plant trees or ask the landscapers to do it?

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) Wood trim painted on 1617 & 1630 as well as the rest of the wood post- -Bid from Cory Lillywhite - \$1000. Can start on 4-6 wks
- 3) Getting tags for the water line in each unit
 - working on getting tags for each unit.
 - Then we will need to tag the main water line in each building.
- 4) Get pricing for painting the brown stucco on the outside of all units.
Getting bid - **This project will be put on hold**
- 5) 1653 said we haven't fixed the ceiling where it leaked.
-communicating with the homeowner - Has this been done?
- 6) Window well on the west side of 1653
 - **This project is pricey for the 2 west windows well looking into other ideas to solve the solution.**
 - We will put this project on hold**
 - We need to do this project but we need to look into other ideas**
- 7) Bountiful City Electrical box - City has been called and it's not a danger. City will add this to their project list of to dos.
- 8) Pump in a swamp area and protect 1653 from flooding when the swamp backs up.
- 9) **- looking into more solutions to fix it.**

Modification Review

1. 1617- putting up a gate & pavers
2. 1617 -pavers approved
3. 1648-replace patio back door with slider doors. The door is warped and leaking
4. 1668- putting in a gate on the patio area. They was never one put there when it was originally built,
- 5.
6. Window cleaning- It has been suggested to have us see if we can get a prorated deal for PPHOA for window cleaning like we do pest control. Windows are a homeowners responsibility and they would still have to pay for the cleaning but it could be possible to see if we can get it at a prorated cost.
7. Window screens - looking into replacement of window screens.

Parking Violations list/ Parking Issues-

Schedule a time to go check parking cars

Parking Permits:

All up to date

Covenant Violations (ALL)

Covenants review- **The board members have to review the covenants for final changes and then proceed with final lawyer review then All PPHOA members**

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 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 29 2021
June
Sept

