

Pages Place HOA Board Meeting NOTES

ALL of the Current Board for 2021 were represented at the meeting held on JUNE 30, 2021

Communications:

Financial Review/ HOA Dues:

Insurance Issues:

Talked about getting a bid just to compare to make sure that we like what we have.

Real Estate:

319 sold, 1697 for sale

Rentals:

All PPHOA rental documents are currently up to date

Common Area Maintenance/Landscape & Snow Removal:

1. Watering? Utah is experiencing extreme dry conditions and Utah is also in a drought. Bountiful City has asked us to conserve water and only water 2 days a week. We have changed our watering schedule to conform to the Bountiful City's request to conserve water.
We do have more dry patches of grass around the property
2. 1621 wall (Braden Wall) bid Cory \$350 other bid \$900 - Project will be done in 2021
3. We need to get pricing and purchase rocks/boulders for the lawn to prevent people from driving on the lawn- We are still researching this project more and we have called a few people to get pricing and get them to deliver and place the rocks.
4. The NEW Curbing looks great!

5. Weeding- Communicating with Landscapers to let them know that their crew is not keeping up with the weeding. We have received communication back from the landscapers and they have made an improvement with weeding. Hoping that they continue to do so in the future.
6. 287 Trees angled into the house should it be removed or not. Second tree in their area they want it replaced? - **It was discussed at the board meeting that yes the tree is dying and needs to be replaced eventually. We thought that it would be best to plant a new tree in the area and once it is established then we would remove the dying tree.**
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

-We would like to hold off until spring of 2022 to plant trees because tree costs have gone up and we need to replace like 15 trees.

Current Landscaper Info (2021)

Loveland Landscapers

Building Maintenance: / Hardscape Maintenance:

- 1) Building numbers falling off 341 1648 - HOA will fix them.
- 2) Wood trim to be painted on units 1685, 1665, 1693, 1661,1647,1643, 1639,1625, 1617,1630, 1634, 1638, 1644, 1648, 1656 ,changing from the orange color to the dark brown color.
-Bid from Cory Lillywhite - \$1000. Project will be done in 2021
- 3) Getting tags to label the main water line in each building **-we have received the tags now we need to schedule to place them in a unit that has the main water shut off for each building. We will have a file that tells us where each of these are located.**
- 4) Get pricing for painting the dark brown stucco on the outside of all units.
Getting bid - This project will be put on hold

- 5) Window well on the west side of 1653 - This project is scheduled to be done in 2021. We have purchased the 2 window wells we have scheduled to have them installed.

- 6) Pump in a swamp area and protect 1653 from flooding when the swamp backs up.
-Still looking into more solutions to resolve it. We want to get some bids on changing out the pump or adding a second pump.

Modification Review

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 and the situation has been resolved.

Parking Permits:

With the exception of the new move-ins, all parking permits should be up to date.

Covenant Violations

We are still obtaining a few more homeowners signatures to update the Pages Place HOA covenants.

Webpage:

Next PPHOA meetings:

Board meetings for 2021 February 11 2021
 April 29 2021
 June 30, 2021 8pm
 Sept (date to be determined)

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

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Additional information

Tim Brandt has officially stepped down from being on the Pages Place HOA board. He has sold his unit as of the middle of August 2021.

Brittany Brandt stepped down from being a board member as of August 2021.

Krista Robinson has been volunteered to take a position on the Pages Place HOA board and help out with finances as of May 2021