

Pages Place HOA Board Meeting Notes

ALL of the Current Board for 2021 were represented at the meeting held on **September 22, 2021**

Communications:

Send out email for Annual PPHOA meeting scheduled for 10/20/21

Financial Review/ HOA Dues:

We did not increase HOA dues for 2021 as per scheduled due the pandemic of covid19.

We discussed the HOA dues will need to increase to \$190,000. After reviewing the budget HOA dues should be increased \$195.00 to stay on schedule with reserve study. This will be voted on at the PPHOA annual meeting.

We went over reserve study and took out the items that don't pertain to our HOA. We have projects scheduled on the reserve study until 2035. Each year we will budget the times to be fixed as the reserve study suggests and as we continue to build the reserve study we will not need to do homeowners assessments.

Insurance Issues:

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

Real Estate:

1657 Sold

Rentals:

We are a full cap for our rental units. We currently have 12 rental units and with the new covenants update we are no longer taking rental as per the PPHOA covenant updates we will see a decrease in the number of rental units as the homeowner sells the units. Rental cap is 5-7 units. There have been a few changes; 325 have changed tenants.

All PPHOA rental documents are currently up to date with the exception of unit 283. We haven't seen the rental documents yet for their tenant changeover.

Common Area Maintenance/Landscape & Snow Removal:

Lawn care -Weeding Communicated with Landscaping company regarding them missing weeding out property.

We will be bidding out for a Landscaping company for 2022.

Snow removal/Landscaping - We will be bidding out for snow removal 2021/2022

We are pushing out the need for rocks on the property.

We need to get pricing and purchase rocks/boulders for the lawn to prevent people from driving on the lawn-

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

Scheduled to Cleaning out the water tank in the swamp area to help so that it doesn't get back up again. This needs to be cleaned out yearly to insure that the pump is working properly.

Trees to be planted in the Spring of 2022- 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
- d. 287 Trees angled into the house should it be removed or not. Second tree in their area they want it replaced?

Building Maintenance: / Hardscape Maintenance:

- 1) Fixed latch on fence on Unit 309
- 2) Building numbers falling off 341 1648 - HOA will fix them.
- 3) Wood trim to be painted on units 1685, 1665, 1693, 1661,1647,1643, 1639,1625, 1617,1630, 1634, 1638, 1644, 1648, 1656 ,We had these unit painted from the orange brown trim color to the dark brown color.

- 4) 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.
- 5) Get pricing for painting the dark brown stucco on the outside of all units.
Getting bid - This project will be put on hold
- 6) 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. This project has been completed.
- 7) Roof fixed for unit 345- they had a leak. We need to schedule to have it painted now.
- 8) Unit 303 had some siding that needed to be fixed due to the wind storm.

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. We have a few homeowners that have changed their vehicles that they need to update their permits.

Covenant Violations

Subletting has become a concern. We will be sending out email to all homeowners reminding them of what the covenants say about subletting/leasing.

Webpage:

We will update the updated covenants to the website
Update landscaping date. The date on the website as to what day they mow is incorrect.

Next PPHOA meetings:

Board meetings for 2022 December 2021 /January 2022

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