



Pages Place HOA Board Meeting Notes

April 2020 Board Meeting:

The board meeting scheduled in March was moved to April due to the events of covid19. There were all members in attendance at the board meeting held on April 29, 2020, that was held via conference call.

Items that were discussed:

Communications:

Outside Lighting policy has been approved by the HOA board and the lawyer. It's now ready to send out to all homeowners.

Financial Review/ HOA Dues:

Review of Budget to bring the board members up to date as to where we are currently with the budget. It was discussed that we would arrange to have a reserve study done so that we know where we want to be financially and what projects we foresee needing to be done.

Insurance Issues:

Real Estate:

1648 currently being sold. 1657 is still for sale or possible for rent. 1617 is for sale. 1638 is for sale.

Rentals: (Laura)

1657 renters moved out - as of 4/29/2020 no one has moved in yet but we will need to follow up to see that we receive the HOA rental documents

325 renters moved out- as of 4/29/2020 no one has moved in yet but we will need to follow up to see that we receive the HOA rental documents

New property management for 325 & 305

Common Area Maintenance/Landscape & Snow Removal:

1. The unapproved landscape (rocks) for units 333/329/325 is still under discussion as to what will be done for the improvement of the property and the removal of the rocks. Still need to be addressed- approved for rocks to be removed & pavers to be put in place.
75' x 3' area that we would like to have rocks to be removed.

2. Purchasing rocks/boulders for the lawn to prevent people from driving on the lawn- still working on determining if needed. 7 rocks 3x4
3. The tree was removed from the front of the PPHOA property
4. Replaced some dead shrubs during spring clean up and replanting the planter box
5. Edging replaced- what's the best solution- fix the areas that are problems and address the edges as they go. Put in the metal edging in the areas that the landscapers have suggested to fix. Put the metal because we felt that it would last longer and hold up in the winter. Fix other edging as it is needed.
6. Water -there was a break in the mainline that was fixed.
7. The area behind the units on the east units (303,305,307,309) Also an area where the gates meet
8. Fix rock wall & fix the cement block.
9. Bountiful City Electrical box- the cement need to be fixed. Bountiful city needs to be called to come out and fix it.

Building Maintenance: / Hardscape Maintenance:

The following projects are items that need to be worked into the schedule and budget.

- 1) Wood trim painted on 1617 & 1630
- 2) Outside lights on all units -Finished putting them up. There are a few canned lights that need the new blub.
- 3) Get pricing for painting the brown stucco on the outside of all units. -Move the project to 2020
- 4) Autumn Jensen Reiner Unit 295 – Back Yard - this was looked at in April 2020 the homeowner will watch to make sure it not being overwatered. The tree needs to be trimmed and the lawn treated. The board will look at getting a bid to trim the tree.
- 5) Gates all need to be fixed.- The board members will go out and fix the gates
- 6) 1653 Leak - the board will follow up to make sure that this concern has been taken care of.
- 7) Resurface the Road- we need to resurface our road. we need to get a bid.
- 8) 1634 bid for roof gutter addition- water splashes on wall and mold built gutter would help ease the problem. We discussed if other units are affected. Want to check it out more when it rains 2 of the board members will check out.

Other Projects & Other Issues

Request to move the Address numbers so they are more visible and not blocked by the lights.
schedule a time to

Modification Review

1634 -requested to have a storm door

Covenant Violations

Parking Violations list/ Parking Issues

1- Resolved parking violation appeals with 2 homeowners 319 & 291

2- 1635 need to follow up with homeowners on parking permits

3- Board will check again for parking permits

Webpage:

- Update meeting notes
- Secure website
- Add parking forms
- Emails
- Rentals
- permits

Annual Meeting - Scheduled for October 2020

Pages Place HOA Board Meetings 2020

<u>Dates</u>	<u>Time</u>	<u>Location</u>
January 2020 14		
April 2020		
June 2020		
September 2020		

Annual Pages Place HOA MTG

October 2020 6:30pm TBA (Board members meet at 6pm