

Pages Place HOA Board Meeting Notes

Meeting Date: August 27, 2020

Current Board for 2020: 5 out of the 6 current board members were present at the meeting.
Board member- Laura Giove has moved and therefore has stepped down from being a board member.

Items discussed:

Communications:

Financial Review/ HOA Dues:

Review of Budget

Insurance Issues:

Real Estate:

1657 sold. 1681 sold. 1661 sold.

Rentals:

305 moved out. 325 new renters. 1625 new renter.

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.- This project will need to be pushed back due to other needs and budget.

2-Purchasing rocks/boulders for the lawn to prevent people from driving on the lawn- still working on determining if needed. - This needs to happen before the snow. We will ask the landscaper to help us out on purchasing rocks.

3-The landscaper said that there are 4 trees that need to be removed may wait until fall to replace trees- We would like to replace these 4 trees in the fall of 2020.

4-Edging replaced- still waiting to hear back from the landscaper as to what the best solution on this will be. - We would like to wait in the project because it is not a need right now and hasn't been budget approved.

5-We need to get a snow removal company - getting bids

6-We will also address getting landscaping bids.

7-We have received several complaints regarding the landscaper not keeping up on weeding. We switched landscaping companies this year and they have done a fabulous job at addressing the overgrown scrubs and a few other areas that have needed much attention. However, they have slacked in not keeping up with the weeding. We have also not been billed for the lack of weeding. The Board will address this concern with the landscaper and see what resolutions that we can come up with soon.

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 and all of the rest of the post that needs to be changed from the orange color to the dark brown color. We have tried to get a bid from a few different contractors and haven't heard back from anyone. We will address this project as board member and as homeowners. This will help us save some money by doing it ourselves.
- 2) Get pricing for painting the brown stucco brown trim on the outside of all units. We are still waiting to get bids from contractors. We have wanted to address this project for some time now. We are ok pushing off a little more if we need to.
- 3) 1653 we are still communicating with the homeowner to address the leak from the roof.
- 4) We wanted to put in a window well on the east side of 1653 but may need to hold off on that because of the cost of it. It's not a standard size window well.
- 5) Bountiful City Electrical box- we will call the city to have them come to fix this asap.
- 6) Pump in a swamp area and protecting 1653 from flooding when the swamp backs up. We are working on this project and have determined a few different ways that we can address the concern.

- 7) We have had some issues with homeowners working on projects or moving that they have needed to turn the water off for a temporary time. One unit within the building of 4 units has a main line to shut off all 4 units and then each unit has their own shut off. We would like to have these tags as to what shuts off what. The board will look into getting tags and getting them on each of the units.

Modification Review

307 has requested to have fencing put in behind his unit. -There are a lot of concerns to address with this modification. The board has reviewed different options to help the homeowner with this request. Communication has been emailed to the homeowner.

Parking Violations list/ Parking Issues-

Covenant and Violations

Covenants review- we are still working on revising the Condo covenants to bring a few items up to date.

We have had a few lacks of pet maintenance fees assessed to homeowners within the last few months. The landscaper will not mow if they excessive amounts of poop.

Other Projects & Other Issues

-Request to move the Address numbers so they are more visible and not blocked by the lights has been approved. Homeowners may move numbers as long as they fix any holes made in the stucco.

-The number of vehicles parked in driveways of units - we will redo map on the website to approved some driveways to allow 2 vehicles in driveways.

Projects 2020

1- We have had some unseen plumbing issues arise that were addressed in units 283 279 and 287. There was a back up in 283 and 279. We had to clean up the mess the back up had made then we had to address where the back up was located. It was located under the cement in the garages of 283 and 287.

2-There was also a drain back up in 1681 that was flushed out and seem to have fixed the problem.

3-The road was redone this year along with repainting of the curbs, speed bumps, and parking stalls.

4-There were a few condos that leaks were addressed. The leaks seemed to be caused by the roofs.

5-We have addressed a few landscape areas that have been neglected for years. There was a pipe that was broke. The pipe ran under a driveway so we fixed that and resided the areas where the grass had died.

6-We are fixing the pump in the swamp area

7-The outside lighting front lighting was completed. The light ordinance was put into place to have homeowners keep outside front lighting switch on at all times. The new lights have an auto dimmer dusk to dawn. It looks amazing to have the street lite up at night and helps keeps our neighborhood safe.

Webpage:

We will be updating the fine fees and schedules on the website.

Parking numbers on the map will be updated for a few driveways.

The next PPHOA board meeting will be September 17.

The PPHOA annual meeting for all homeowners is scheduled for October 29.