

12/3/2020 Pages Place HOA Board Meeting notes

___ of the Current Board for 2020 were represented at the meeting held on **December 3, 2020**

We need to divide up some of the HOA roles and responsibilities -

Communications:

Financial Review/ HOA Dues:

1. Working on scheduling to have a Reserve Study done.

Insurance Issues:

1. Fencing needs to be put back into place in a few areas.
2. Roofs- The 2 buildings that are getting the full replacement are the first 2 units on the east and the west as you enter the property from the north side of the complex. (1613,1617,1621,1625 & 1626,1630,1634,1638)
 - Smaller areas are fixed.
 - The 1st building roof is almost done.

Real Estate:

1668 for sale

Rentals:

All PPHOA rental documents are currently up to date

Common Area Maintenance/Landscape & Snow Removal:

1. Fencing - fixed from windstorm - 1/22/21 - Done.
2. Snow removed - need something to communicate to them when we don't want them to come.
3. Loveland Snow removal- Contact for Snow removal - AJ 801-927-8612
4. We need to get pricing and purchasing rocks/boulders for the lawn to prevent people from driving on the lawn- still working on determining if needed.
5. Landscaping projects that weren't finished that still need to be addressed in the Spring of 2021?
6. Edging replaced- -This project will be put on hold
7. Trees to be planted in the Spring of 2021 - need to schedule this with landscapers and decide on what type of trees to plant.

Building Maintenance: / Hardscape Maintenance:

- 1) 1685 Rain gutter fixed on west side of unit.
- 2) Rain gutters need to be cleaned out!!!
Discussed (12/3/20) that we would fly a drone over the units to see how units need to be cleaned out then address it from there.
-Need to pick a date to do the board to this or outsource the work.
- 3) Unit 329 outside lighting needs to be checked. They are not turning on. A board member will check out the lights. Emailed homeowners to notify them that they need to keep the inside switch on
- 4) Wood trim painted on 1617 & 1630 - For now -The PPHOA board members will head this up. We are not getting any response from homeowners to help with this project.
- 5) Getting tag for the water line in each units -working on getting tags for each unit
- 6) Get pricing for painting the brown stucco on the outside of all units. Getting bid - This project will be put on hold
- 7) 1653 said we haven't fixed the ceiling where it leaked. -communicating with the homeowner - Has this been done?

- 8) Window well on the west side of 1653 - This project is pricy for window well looking into other ideas to solve the solution. We will put this project on hold
- 9) Bountiful City Electrical box -Jared will follow up on this to have Bountiful City come out and fix it.
- 10) Pump in a swamp area and protect 1653 from flooding when the swamp backs up. - looking into more solutions to fix it.

Modification Review (ALL)

Parking Violations list/ Parking Issues- (ALL)

Parking Permits:

Need to get parking permits updated for 305 325

Covenant Violations (ALL)

Covenants review- The board members need 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 need to change numbers on the map on the website for these units.
- List on website what kind of light bulb for outside lighting

Next PPHOA meetings:

Board meetings for 2021 January,
 March
 June
 Sept

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