



# Pages Place HOA Board Meeting Notes

Meeting March 10, 2020

*There were 6 out of 7 board members in attendance at the quarterly Pages Place HOA Board meeting.*

## *Items that were discussed:*

### Communications:

The board has discussed that the Lighting policy will be sent out to the homeowners as soon as all the new outside light fixtures are changed out.

One board member will be stepping down from the board due to some personal changes in employment that conflicted with serving on the board.

Financial Review/ HOA Dues: It was discussed that we have one unit that is behind \$650 on their HOA dues. They have received a 2nd notice and will receive a final notice before they are sent to collections. We are hoping that they will bring their account current before that happens. There will be a change in the board members that are currently doing the finances.

### Insurance Issues:

1648 communicated that they have redone the flooring of their unit

Real Estate: Condos that are currently for sale 1638 & 1617. It is still possible that 1657 is for sale but they are currently renting.

### Rentals:

1657 follow-up with the homeowner for rental docs. 319 is no longer a rental unit.

### Common Area Maintenance/Landscape & Snow Removal:

The Board needs to vote on the 2 landscaping bids for the new year 2020 year. The Board reviewed the 2 bids that were received from Seasons four and Intune landscape.

Wimmer Lawn & Landscaping has been doing our landscaping and snow removal for a few years now. Season four took over Wimmer Lawn & Landscaping contracts.

The board voted to go with Intune landscaping. Intune landscaping will only be doing the landscaping. We will still need to find a company to do our Snow Removal.

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.

The Board is still discussing purchasing rocks/boulders for the lawn to prevent people from driving on the lawn- the lawn has continued to be driven over and leaving big muddy holes in the lawn

### **Building Maintenance: / Hardscape Maintenance:**

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

- 1) Wood trim poles painted from light brown to the darker brown color for units 1617 & 1630 –
- 2) Outside lights on all units are almost finished and the Lighting policy will be put into place.
- 3) Get pricing for painting the brown stucco on the outside of all units. –Move the project to 2020
- 4) Unit 295 – Still need to be discussed and communicated back to the homeowner. The issue was that they were getting too much water and making the area too muddy. The secondary water will be turned on April 15, 2020, so we ask the homeowner to watch the area and communicate to us as to what's going on.
- 5)

### **Modification Review**

#### **Covenant Violations/ Parking Violations list/ Parking Issues-**

For the last year, the board has been reviewing the Pages Place HOA Covenants and making updates. The covenants will be reviewed by the lawyers and then sent out to all the homeowners for final review.

There have been continued parking violations but seem to be fewer as the homeowners are all adjusting to the Parking Policy that was put into place 1/2019. There have been a few fines issued to homeowners for parking violations.

It seems that we have had quite a bit of non-pet maintenance on the property. A reminder email went out last quarter to all homeowners to make sure that they are cleaning up after their pets. There was one homeowner fined a \$50 fee for the lack of pet maintenance.

There also was a fine given to a homeowner for installing a satellite dish without approval from the board. It is communicated through our welcome to the neighborhood letter sent out to new move-ins

as well as it is on the website. Satellite dishes installs in approval from the board so that new holes are not made in our roofs.

**Webpage:**

Please check out our secure webpage <https://pagesplacehoa.org/wordpress/> There you will find Insurance info, parking permits, temporary parking permits, rental Infomation docs, covenants & governing doc, parking, and outside lighting policy, update meeting notes.

If there are additional questions please email them. Please expect 5-10 business days for a reply.

**Annual Meeting -** Scheduled for October 2020

**Pages Place HOA Board Quartly Meetings Scheduled 2020**

**Dates**

January 14, 2020

March 10, 2020

June 2020

September 2020

**Annual Pages Place HOA MTG**

October 2020

6:30pm TBA (Board members meet at 6pm)