

Pages Place HOA Board Meeting Notes

5 of the Current Board for 2020 were represented at the meeting held on September 17, 2020

Items that were discussed:

Communications:

Email reminder of PPHOA Annual meeting Oct 29 @ 6:30pm Board member be there @ 6pm

Financial Review/ HOA Dues:

It was discussed that we needed to schedule to have a reserve fund study done so that we can project where we need to be in the years to come. It was discussed voted on that 3 years we would increase the HOA dues to help build our reserve fund and put us on target for projects that we planned to have done each year based on the previous reserve study. We have scheduled to increase the HOA dues \$10.00 in the year 2021. The board discussed that we would hold off increasing the HOA dues this next year because of the pandemic of 2020.

Insurance Issues:

Pages Place HOA has submitted an Insurance claim because of the wind storm on 9/ /2020. We had damage done to roofs, fences, trees, rain gutters, light post.

Real Estate:

1657sold/ 1661 sold/ 287 forsale

Rentals:

305 no renters yet

Items are still being addressed (Common Area Maintenance/ Landscaping & Snow Removal) (Building Maintenance/ Hardscape Maintenance) but these items were not updated from the last board meeting.

Common Area Maintenance/Landscape & Snow Removal:

1. 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
- communicated with Landscaper waiting to hear back from him.
2. The landscaper said that there are 4 trees that need to be removed may wait until fall to replace trees- Should we replace these trees in the fall or address them in the Spring?
We will be replacing the 4 trees plus additional trees lost from the storm.
3. Edging replaced- still waiting to hear back from the landscaper as to what the best solution on this will be. -This project will be put on hold
4. We need to get a snow removal company - get bids
-waiting for more info - more questions from board members
5. Rain gutters need to be cleaned out!!!

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 - For now -The PPHOA board members will head this up.
- 2) Getting tag for the water line in each units -working on getting tags for each unit
- 3) Get pricing for painting the brown stucco on the outside of all units. Getting bid - This project will be put on hold
- 4) 1653 said we haven't fixed the ceiling where it leaked. -communicating with homeowner
- 5) Window well on the west side of 1653 - This project is pricy for window well looking into other ideas to solve solution
- 6) Bountiful City Electrical box -Jared will follow up on this to have Bountiful City come out and fix it.
- 7) Pump in a swamp area and protecting 1653 from flooding when the swamp backs up. - looking into more solutions to fix it.

Modification Review (ALL)

307 has requested to have fencing put in behind his unit. - waiting to hear back from the homeowner as to if we will proceed with this project.

Parking Violations list/ Parking Issues- (ALL)

Covenant Violations (ALL)

Covenants review- went into lawyers for review waiting to get back.

Other Projects & Other Issues

Webpage: (Jared)

-update parking on Map-The number of vehicles parked in driveways of units -We will change numbers on the map on the website for these units.

Next PPHOA meetings:

Annual Homeowners meeting Oct 29, 2020 @ 6:30pm - board member be there @ 6pm

Board meetings for 2021 will be decided later