



Pages Place Home Owners Association

Board of Directors Meeting

Tuesday, February 11, 2025 • 6:00 – 7:30 PM • Centerville Library Auditorium

MEETING MINUTES

- **Call to Order**

- The meeting was called to order at 7:00 PM by President Eran Campbell

- **Attendance**

- Present: Eran Campbell (President), Matt Fike (Vice President), Lindsay Kibler (Treasurer), and Board Member: Chambrey Rittenhouse
- Confirmation of Quorum- No

- **Approval of Meeting Minutes**

- Matt Fike shared that the January 21, 2025, minutes were reviewed by the board and unanimously approved via email on January 31, 2025.
- Board Member Chambrey Rittenhouse has already uploaded the minutes to the webpage.

- **President's Report**

- Eran has been diligently addressing the issues related to outside lighting and parking.

- **Vice President's Report**

- Matt shared that Unit 1661's repairs are all complete.
- Matt stated that the number of parking violations where homeowners park in unassigned spots but have assigned tags is becoming an issue. Correspondence with these units has taken place, and warnings have been issued.

- **Treasurer's Report**

- Lindsay will send reminders to all homeowners who have not yet paid their Tree Assessment invoice.
- Lindsay also stated that she is currently performing an accurate and up-to-date reconciliation of QuickBooks. It is imperative that QuickBooks reflects the correct balances on all accounts.
- The check (1869) previously made out to Barlow Brothers for \$1,550.00 for invoice#261 Dated July 2023 was voided and reissued after confirmation for and proof of destruction (check 2012).

- **Secretary's Report**

In Vanessa's absence, Matt covered this report.

- Reminded board about the need for monthly newsletter topics.
- We received three community feedback surveys. These were positive and gave kudos in reference to the new board engagement and the monthly newsletter was commended.

- **Committee Reports**

- **Strategic Plan Committee**

- **Financial Sustainability**

- Homeowner survey approved for sending text reminders regarding all community-related matters, particularly for past due reminders and fine or fee invoices.

- **Maintenance and Capital Improvement**
 - Matt will obtain three road reseal bids for the upcoming spring road repair and maintenance.
 - Matt will also obtain bids for storm drain cleaning and a sump pump filter cleaning.
 - Eran will reach out to Wilding Engineering Firm regarding the specifications for the north-side drainage.
- **Communication and Community Engagement**
 - The owner of this section is Secretary Vanessa Vasquez. (not present)
- **Governance, Compliance, and Policy Management**
- Chambrey received the new parking registration links and is updating the website with the new information and forms.
- Email to be drafted explaining the new system and sent out community wide.
- **Website Redesign**
 - Chambrey suggested updating the community pictures on the website since the current ones are outdated.
 - A potential community engagement solution was proposed, where we hold a contest for homeowners to submit pictures to be selected and showcased.
- **Old | Ongoing Business**
 - **Doors**
 - Only one Front door remains unchanged. This is 1647. Mr. Calamunci has been contacted. He was assessed the \$50.00 door fine for February.
 - It was noted that the new door located at 1656 was damaged during their recent run-in with law enforcement.
 - Eran and Matt will perform a community assessment of the conditions of the back doors and decks to see if any need repair.
 - **Removal of Enclosed Backyard Fences**
 - On February 12, 2025, the homeowners of Units 279, 283, 287, 291, 295, 309, 319, 325, 329, and 333 received an email with a survey to gauge their thoughts on implementing limited common areas.
- **New Business**
 - **Outlook for spring / summer water consumption**
 - Matt discussed the concern for a potential drought this summer, secondary water will most likely be turned on late and shut off early. We will have more information when they have their meeting next month and release their findings.
 - He encourages an email to be drafted to homeowners about being conscientious with choosing flowers for their garden. Reminding them that under no circumstance is culinary water to be used for lawn or garden care.
 - He also suggested we encourage homeowners to take charge of common areas by picking up, weeding, and general appearance help where they can.
 - Xeriscaping could also benefit common areas. It was suggested that if a homeowner is interested in this for their area, they should email Pages Place to request information. In return, a guideline email regarding the preferred type of xeriscape will be sent, opening a line of communication between us and homeowners.

- **Community Clean-Up**
 - Renting a dumpster in the spring before the road is sealed was proposed. (Lindsay to get bids)
 - The entire community could benefit from having a dumpster accessible for home/garage cleanouts.
 - This would likely take place over 1 or 2 Saturdays in April.
 - A notice will be sent about what waste is acceptable.
- **Speed Limit Awareness**
 - Matt is worried about the community's lack of speed limit awareness. He suggested purchasing more prominent speed limit signs.
- **Other Business**
 - **Dog Waste Stations**
 - We conversed about strategically placing dog waste stations along Pages Place Drive. The general agreement is that providing these stations can help reduce the amount of waste left on lawns. Price of these stations
 - **Community Yard Sale**
 - Chambrey proposed a community yard sale day where anyone interested can join.
 - It was also suggested that we could possibly use this day as a spring picnic/potluck for the community.
- **Next Meeting**
 - Tuesday, March 11, 2025
- **Adjournment**
 - The meeting was adjourned at 7:08 PM by President Eran Campbell.