



# Pages Place Homeowners Association

## Board of Directors Meeting

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

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### MEETING MINUTES

- **Call to Order**

- The meeting was called to order at 06:00PM by Eran Campbell.

- **Attendance**

- Present: Eran Campbell (President), Matt Fike (Vice President), Lindsay Kibler (Treasurer), Board Members: Emily Een, Sarah-Marie Berry, Chambrey Rittenhouse.
- Absent: Vanessa Vasquez
- Confirmation of Quorum- Yes
- Others Present: No

- **Approval of Meeting Minutes**

- Matt Fike shared that the February 11, 2025, minutes were reviewed by the board and unanimously approved via email February 22, 2025.

- **Committee Reports**

- **President:**

- Eran Campbell announced the resignation of Vanessa Vasques, who will be stepping down from the board for personal reasons.
- Eran Campbell opened the floor up for a discussion to move to a 5-member board, where the board decided to recruit another member of the community to fill the open vacancy.
- Eran Campbell also stated the Secretary role will be filled by Eran Campbell, Matt Fike, and Lindsay Kibler. Each one over emails pertaining to their respective responsibilities.

- **Vice President:**

- Matt informed the board that we are going to perform a new reserve study. Our property is aging, and we need to plan. Eran and Matt will perform this duty as opposed to paying for someone perform this task.

- **Treasurer:**

- Lindsay updated the board on the progress of the assessment payments. Board discussed and reminders will be sent out to those who have not paid. The deadline for the is April 30, 2025.

- **Secretary:**

- **Old | Ongoing Business**

- Redesignation of common areas to limited common areas is all but finalized. Matt Fike will send a email to all homeowners announcing the change. It will also be in the newsletter. Matt will also email the impacted homeowners remind them of the responsibilities they now have that they oversee maintaining this area.

- Chambrey Rittenhouse updated the board on the website redesign. Updates to the parking links, notes that were re-organized and some of which were discarded. Future updates include better organization, and more clarity.
  - Lindsay updated the board on the Dog waste stations. This was approved by the board in the February meeting. The board discussed this, decided on 6 stations to be placed throughout the community. Chambrey has taken on the role to empty the bins at each dump station each week.
  - Lindsay updated the board on the new speed limit signage. The board will be updating the signs to be more visible throughout the community.
  - Lindsay updated the board on the community clean up. The dumpster will be placed at the north end. It will be there for one week, Saturday April 12 to Saturday April 19. More details to follow.
  - Eran Campbell reviewed 3 bids for the road reseal, that will take place this spring.
  - Matt reminded the board to help highlight individuals in the community who were observed doing some good.
  - Matt provided pictures of the south wall-this wall has a large crack, but there are also drainage issues. There will be more discussion on this topic as we get into the better weather.
- **New Business**
    - Matt discussed the importance of timely communication among board members, responses should come back within 24-48 hours. A text chat will also be sent to notify board members of the mail, and reminders.
    - First community town hall we be on April 15, 2025. This will be an open meeting to the whole community. Board will present financial updates, project updates, etc. Also allow time for the community to speak.
    - Matt discussed the shed that the HOA owns needs to be cleaned out. There are items in there we no longer need. Frees up space for yard items we can use as we work to save money.
    - Emily addressed lighting fixtures on patios within the HOA which are out of compliance. They are the original rustic green lights, and all lights need to resemble the black lights that are on all the garages. A check will be done of all units, and individual messages will be sent to homeowners out of compliance.
    - The board discussed patio doors. There are some out of compliance. Per the email sent out on May 9, 2023, back doors in disrepair will need to be repainted to the same specs as the front doors. This message will be forwarded to those in violation. At this time, no fines will be assessed.
    - Matt suggested to have gutter work done this year. Eran and Matt will walk the property to highlight concerns and bring up the areas at the next board meeting to suggest a bid process.
    - Eran presented a bid to have one structure re-roofed. The bid was \$39000. This bid does include new gutters. Eran will work on getting additional bids before the board votes to have this work performed.
    - Matt reviewed a note submitted by one of the homeowners. The issue in question was window coverings on units that face one another. The board agrees and will push to remind homeowners that window coverings need to be in good repair. This also applies to street facing units.
  - **Call to Action**
    - Eran presented 3 bids to have the road resealed. The board unanimously approved to go with M&M. Work includes re-striping the parking stalls.
    - Lindsay Kibler's request to xeriscape some of the common area around her home was unanimously approved.

- Matt presented a \$50 admin fee to be added to the monthly HOA dues of all rental units. The board unanimously approved this. Target date to add this is 7/1/2025.
- Eran presented the board with a new parking plan. The plan adds additional assigned parking spots in current no parking areas, gives all shared driveway homeowners an assigned spot close to their unit. This was unanimously approved by the board.

- **Next Meeting**

- April 15, 2025, Centerville Library Auditorium 6:00PM – 07:30PM.

- **Adjournment**

- 07:45PM by Eran Campbell