



Pages Place Homeowners Association

Board of Directors Meeting

Tuesday, May 27th, 2025, 6:00PM – 7:30 PM • Centerville Library Auditorium

MEETING MINUTES

- **Call to Order**

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

- **Attendance**

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

- **Approval of Meeting Minutes**

- March Minutes were approved prior and posted to website.

- **Committee Reports**

- **President:**

- Road seal and asphalt marking are complete.
- The parking change will start June 1st further flyers will continue to be handed out for clarification.
- Re roof of building 4 units 1661, 1665, 1657 and 1653 is scheduled for June 2nd.
- Dryer vent cleaning is needed and will be scheduled.

- **Vice President:**

- The shed is cleaned out and has a walking area around it with some sand that was placed.
- Rock that was donated and approved by the board has been completed around unit 1656.
- Board members will make certain that all residents need to follow proper protocol and email any approvals to the board with a plan in place on how work will be complete prior to work starting.
- Barlow Brothers is working on getting all valves opened.
- A map will be proposed to order all buildings in order of which was constructed.
- All cars are currently registered.
- Unit 1685 will have a floating tag due to occupation. (All vehicles will not be registered)

- **Treasurer:**

- All assessment fees have been paid, there are just a few outstanding fines that will be issued and followed up with.
- Speed Limit signs have been ordered and delivered.

- Three pet waste stations have been delivered and are awaiting install. Three more are on back order and should be arriving any day.
- **Web Page/Communication:**
 - Website redesign continues to be updated – tabs will be up top, photos will continue to be posted and the paint for approved colors for exterior doors. The subcontractor list needs to be reviewed and updated on the subcontractor section.
 - This month the newsletter template is ready and will be sent out to the board members for approval.
- **Old | Ongoing Business**
 - Gutters continue to be an issue PPHOA is tracking down bids from Ace and RG roofing to get specifically the areas of 1621 fixed they have emailed multiple times this is priority.
 - Barlow Brothers will be asked to install pet stations and additional speed limit signs.
 - Brick wall on the north side of property has a crack - repair options need to be evaluated.
 - Weed control continues to be a concern. Residents are encouraged to do help with lawns around their areas. We would like to thank those many out there that do help and clean around their areas, it is appreciated. Barlow Brothers will only do two annually.
 - Now that the parking is finished the old road signs will be taken down.
- **New Business**
 - Numerous dryer vents have had birds building nests in them. The board will obtain a group bid to see if this can be contracted out, and if we can obtain a group discount. This fee would fall to the homeowner.
- **Call to Action**
 - Notice sent to residents regarding re roof of units 1653, 1657, 1665 and 1661
 - Notice sent out to residents that all window coverings need to be in good repair.
 - Notice sent out to residents that all doors front and back need to be painted by July 31st.
 - A board member will meet with RG roofing to discuss nails, dumping and timing.
 - Unit 1665 has PPHOA approval to zero scape with rocks in their front section but would like to take out the bushes around the condensing unit. Further pictures will be sent and approved through text.
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- **Next Meeting**
 - June 17, 2025, Centerville Library Auditorium 6:00PM – 07:30PM.
- **Adjournment**
 - 07:30PM by Eran Campbell