

Garden Villa Board of Directors Management Meeting  
**MEETING MINUTES**

Tuesday, November 14<sup>th</sup>, 2023 7:30 p.m. Verl & Mary McQueen residence 2197 N. 200 E.

In attendance: Randy Mehew, Beverly Lund, Rebecca Shoemake, Annalee Pierson, Craig Youngs, Mary McQueen, Verl McQueen, Corey Poole  
 Excused:

BUSINESS ITEM	DISCUSSION & NOTES	ACTION ITEMS / FOLLOW-UP
<b>TPM –</b> Rich Wells, Property Manager (Corey Poole representing Rich)	<ul style="list-style-type: none"> <li>* <b>Discussion:</b> Review increase in HOA dues and utilities surcharge for 2024 (<b>owners viewing by Zoom</b>)</li> <li>* Occupancy rules overview</li> <li>* Occupancy in unit (no maximum limit)</li> <li>* TPM email to owners sent out Nov. 1st</li> </ul>	*Discussed increase in dues for 2024: \$10 covers increase in Insurance and TPM \$10 per unit occupant (from \$5 per occupant) for Water/Sewer utilities per month * Change: there will be <u>no maximum limit</u> in unit occupancy (used to be 5 maximum) * The above proposed changes in monthly fees was voted on by Board members last committee meeting 5 to 2 in favor.
<b>Administration and legal --</b> Randy Mehew, Chairman	<ul style="list-style-type: none"> <li>* <b>Discussion:</b> large neighborhood development proposal to Provo City Council</li> </ul>	We will be notified by Paul Evans (PV neighborhood chair) when the Zoning Plan Commission meets to discuss this development. Many GV condo owners are against this development.
<b>Finance –</b> Rich Wells/TPM	<ul style="list-style-type: none"> <li>* October 2023 Financial Statement review-<b>handout</b></li> <li>*</li> </ul>	Our Water/Sewer utilities is now over \$95,000 (as of November). That figure is already more than budgeted for 2023.
<b>Housing --</b> Rebecca Shoemake, Housing Officer	<ul style="list-style-type: none"> <li>* <u>Neighbor News:</u></li> <li>-- Perk Overlade condo <b>for sale</b> 2210 N. Canyon Road</li> <li>-- Jed Gibson condo <b>for sale</b> 2124 N. 220 E</li> <li>-- Genesis Marin condo <b>for sale</b> 2091 N. 220 E.</li> <li>-- Awerkamp condo new tenants (3) 2139 N. 220 E</li> <li>-- Johnson condo new tenants (7) 186 E. 2090 N.</li> <li>-- Anj Allen condo tenant (1) (under renovation) 2201 N. 200 E.</li> <li>-- Leavitt condo vacant (under renovation) 2087 N. 220 E.</li> <li>-- McQueen condo to be vacated 2216 N. 200 E.</li> <li>-- Qin Quan condo to be vacated 184 E. 2090 N.</li> </ul>	184 E 2090 N: Vacant end of Nov 2216 N 200 E: Vacant end of Nov

<b>Compliance/Security &amp; Safety --</b> Craig Youngs, Compliance Officer	* <u>Condo compliance issues:</u> -- Johnson unit 186 E. 2090 N. – remove refrigerator in carport -- Security lights outs report:	* Refrigerator still needs to be removed from carport * Security lights are operational
<b>BUSINESS ITEM.</b>	<b>DESCRIPTION &amp; NOTES</b>	<b>ACTION ITEMS / FOLLOW-UP</b>
<b>Directory updates --</b> Beverly Lund, Secretary	* Changes to directory: Awerkamp unit-- Anj Allen unit-- Johnson unit--	Revised Directory and copy of Minutes will be e-mailed
<b>Recreation facilities/          Socials/Activities --</b> Annalee Pierson, Coordinator	* Pickleball court closing date: weather permitting to <u>Dec. 1st</u> * <b>HOA Christmas Tree Lighting--Fri. Nov 24<sup>th</sup> 6:00pm</b> <u>Assignments:</u> hot chocolate, table, donuts, tree lights	*Assignments made for Tree Lighting Craig: 6 ft. table Mary: Donuts and Hot Chocolate Rebecca: Napkins, cups, Crock Pot Randy: Lights on tree Dee Jacobs will be honored to light the tree
<b>Grounds Maintenance --</b> Randy Mehew, Manager	* Raking of leaves continuing every other week * Two sprinkler system valve leaks repaired	*Leaks were repaired
<b>Exterior Maintenance –</b> Verl McQueen, Supervisor	* Two condos faucet leaks repaired by owners (Puterbaugh and Leavitt) * Bid for asphalt repairs to 2190 Street in Spring/Summer 801-Asphalt Co.	Puterbaugh’s repaired leak Leavitt’s will be repairing their leak * Verl, Randy and Corey will meet with contractor
<b>Communications/          Parking Fundraiser --</b> Mary McQueen, Coordinator	* Next email newsletter items: * <b>Next Parking Fundraiser: <u>Sat., Nov. 18<sup>th</sup> 10:00 a.m.</u></b> <u>Last Game -- parking start time: 8:00 a.m.</u> -- Assignments: -- Volunteers: 11	Assignments of Volunteers for Game Parking were verified
<b>NEXT BOARD MEETING</b>	* <b>Next meeting: NO MEETING IN DECEMBER</b> <i>Merry Christmas!!</i>	Vote: 7 of 7 members: No meeting in Dec. <b>Next meeting Jan 16, 2024</b>

