

Arlington Place HOA

Meeting Minutes: June 28, 2022 @ 3pm

TPM Office

Present:

Kirk Evans

Paul Eckert

TPM Representative:

Armida Cervantes

Meeting called to order at 2:55 pm by Paul Eckert

Financials: Reviewed by Kirk

- Checking account \$77,237.
- Reserves account \$181,731.
- 6/10/22 \$50k transferred to checking account.

Report/Updates:

- Troubles with grass and necrotic rings.
- 3 solutions:
 - Kill them but expensive
 - Sodding but gives patch work of new grass and old grass
 - Seeding it with a species mix of grass.
- 3rd option chosen to treat necrotic rings.
- Rich instructed to find the right mix and plant ASAP this summer.
- Bonneville Crack Seal- Best to do when the weather is cooler.
- Roofs- do we have final approvals and guarantees before we pay off the vendors?
- Rich to schedule an update on Reserves Study- the law requires this be done this year. Rich can proceed with this.
- Concerned about over occupancy- this is started to affect parking at the HOA.

Immediate/Action Items:

- Suggest that we talk to an attorney to be in a good position to fine these owners:
 - 1302 610
 - 1288 610 – tenants responded (Romero). HOA was denied entrance
 - 1301 getting- James and Ashley Burnson
 - Crosby- states that tenants were moving out. We need an agreement from her to periodically check the unit
 - 1318 660 (Ashton)
 - 1316 720 (Park)- states his children live there but there are many noise complaints
- Paul Eckert will contact the attorney to discuss these items action items.

- Paul wants meet with Rich and Fast Signs about parking tags.
- Next month's meeting July 19, 2022 @ 3pm.

Walk-Through of Property (Paul, Kirk & Armida)

- Gutter leaking between the roof and the building at 1315 E 720 N- Rich will follow up.
- The tree in front of 1334 E 720 N needs to be taken out and replace with something smaller. Leave the tall tree next to it, only remove the broken tree.
- "Please clean up after pet" signs- Armida will order more (100).
- Light outside 1303 E 610 N on walkway is out- TPM will replace.
- 1298 E 670 N has a satellite dish on the roof. This will need to be removed- Rich will notify them.
- Dry spots in grass in front of 1308 E 670 N & 1331 E 660 N by the mailbox- TPM will notify the lawn crew.

Meeting adjourned at 4:15 pm. by Paul Eckert