

Arlington HOA Annual Meeting

August 28, 2021 @ 10 am.

1038 Birch Lane Provo, UT

Present:

Rich Wells- TPM

Armida Cervantes- TPM

Paul Eckert

Kirk Evans

Mike Yoo (Sam Yoo Proxy)

Kathy Sutherland

Glen & Laurel Jensen

Clay Stringham

Meeting called to order by Paul Eckert at 10am.

Maintenance Report by Rich Wells:

- Rich and the HOA Board do regular walk through's of the property to note any maintenance needed.
- 3 more roofs were replaced this year.
- 11 of 14 have been replaced in the last few years.
- We have 3 left to replace and are planning on have this completed this year.
- 45 year roofs were installed and we chose the best materials.
- Light checks are being done regularly by Cesar- TPM.
- Eduardo (America, LLC.) cleans throughout the property regularly.
- Rain gutters will be cleaned soon. This is important to be done regularly.
- Snow Removal- we had a light season last year. We pay per push and benefited last year.
- Ice melt buckets are always put out every year.
- Crack seal was done this year. We like to keep asphalt repairs on our regular maintenance schedule.
- We did one section of concrete this year, East of 1305 E.
- Necrotic rings reported in the lawn-it will cost about 6k to repair. Paul spoke to the company that takes care of the church parking lot and he said we could do treatments for this. It will cost about \$250/treatment.

Financial Report:

- We collected about 8k more than we budgeted for the year.
- September 1, 2020- August 24, 2021
- Total includes: Dues/Fines/Transfer Fees/Late Fees, etc.
- **TOTAL INCOME FOR THE YEAR: \$197,878.00**
- Operating: \$21,595.70
- Reserves: \$251,635.16
- **TOTAL BALANCES: \$273,230.86**

Upcoming Plans:

- Paint all metal rails. The contractor started last project last week.
- Replace the final 3 roofs.
- Paul and Rich will look into speed bump options for the speeding concerns.
- Reserve study update will be done in 2022.

Election of Officers:

- Kathy Sutherland & Kirk Evans terms ended.
- No additional nominees.
- Kathy Sutherland & Kirk Evans were both voted in by a majority vote.

Good & Welfare:

- HOA covers the master insurance policy. Each homeowner must carry an HO6 policy on their individual homes. Owners need to cover the 10k deductible.
- Vent covers need to be cleaned regularly by the homeowners. A reminder is sent in the newsletter along with recommended vendors.
- Glen asked about a letter he received from Provo City that gives owners an option to pay an extra \$5.95 a month to cover costs of a damaged water line. Rich clarified that the street to the home is the individual homeowner's responsibility and if anything were to happen it is the individual homeowner's responsibility to repair. HOA insurance does not cover this.
- What can we do to reduce HOA fees? Paul explained that the HOA pay's what the reserve study recommends. The reserve study is done professionally by an Engineer and gives the recommendation based on maintenance needs of the property. We haven't had the need to access any special assessments to homeowner's because Arlington has the funds it needs to function and cover these costs.
- Will dues ever come back down? There is no guarantee.
- 1345 E 720 N reported that when the sprinkler is on (not when it's raining), he gets water in his window well- TPM will report to the landscapers.
- Clay reported a sprinkler issue spraying into his window- TPM will report to landscapers.
- A few homeowners' were concerned that we are watering too much because there are puddles at the end of the street. Clay and Glen reported that the sprinklers are coming on every day.
- We will start watering every other day- TPM will report this to the lawn care company.
- Signs- do we have speed limit signs? Glen reported that there are a lot of residents (young boys) that speed through the property. They are very concerned about the kids walking.
- Quiet Zone Signage needed- tenants are constantly blasting music. TPM will include this information in the newsletter.
- Glen will send us the addresses of the offenders.
- Clay addressed parking issues. His son was towed for having no pass. Paul explained that we need to enforce parking due to the limited spaces we have.
- 580 North Street does not require a parking pass. This is an option for visitors.
- Can we install a sign at the bottom of the Arlington hill? "Pedestrians Crossing" or something similar? Rich will confirm with the city to see if we can make it into a cross walk.
- Do we have speed limit signs throughout the property? TPM will confirm this.
- Clay will talk to Provo City about parking.
- Garbage issues. Can we notify tenants about recycling boxes at Kiwanis park? Rich will put this in the newsletter.
- Send a copy of rules & regulations to Clay. He had questions regarding fines and rules.

Meeting adjourned at 11:20 am.