

Parkview Townhomes HOA Meeting: 5/2/2022

Started: 6:03 PM

Braden, Dennis, Tina, Shon and Angie from the board in attendance at the start with Rich from TPM present as well.

Previous month's minutes approved unanimously.

Expenses were fairly high this month mainly because of some unusual maintenance costs:

- A couple clogged downspout repairs, a concrete repair and a roof repair.

Landscaping Discussion:

Rich has communicated with Bolli with concerns of the fenced back yards not being done and with weed trimming issues.

Discussed starting the sprinklers later and watering less. We decided on having Bolli fix the dry spot issue behind 600 S. and delaying the sprinkler start by 1 week (starting the sprinkling cycle on the week of the 16th) and starting the initial cycle at watering once a week. After that we will adjust the watering amount as needed after that, specifically checking in again at the end of May.

Cat Issues:

There were feral cats around the community from a specific property feeding them. The owners have been contacted about the problem.

Annual Meeting:

Decided on having the meeting around the same time of year (August) in the pavilion. Similar setting to last year.

Reviewed the income and expense sheets and a financial analysis on the reserve account amount. Seems like we are on track with the reserve study recommendations.

Braden will run some additional analysis trying to account for the high inflation expected to see how we can compensate for that with our monthly dues. We will discuss a potential dues increase next meeting.

Parking Issues:

Talked about maybe requiring work vehicles to pay for stalls.

We need to verify if Spanish Fork City has any requirements on the required number of visitor stalls per unit to make a more informed decision.

Will talk about it next month.

Website:

We talked about the outdated content on the website and need a volunteer to take on the responsibility to update the content monthly. Dennis volunteered for the position and Braden will get the username and password and train Dennis on how to login and edit.

Assignments:

Rich:

- Get a 12 month period of financial data to Braden to prepare for the annual meeting.
- Verify a minimum required amount of visitor stalls with Spanish Fork City
- Another Downspout needs to be fixed at 329 W. 600 S. (Braden's next door neighbor)
- Talk to Bolli about the sprinkler setting we discussed.

Braden:

- Update the financial analysis with the 12 month data from Rich
- Locate the website login information and train Dennis on how to edit the content.
- Attempt to account for inflation on the financial analysis so we can decide on a dues increase
- Add Rich onto the reserve account statement distribution list or as a read only login to

the online banking portal.

Meeting adjourned at 6:57 PM