

# Park View Townhomes

Meeting Agenda  
March 5, 2024 @ 6:00pm  
Via Zoom

## Attendance

Tina, Dennis, Allison, Rich, Melinda

### **1. Open Forum for any guests in attendance**

- a. No guests were in attendance

### **2. Approve Minutes of previous meeting**

- a. Minutes were approved unanimously.

### **3. Financial Report – February**

- a. One Home owner is behind on dues and will be sent to collections around March 15 or so. They are 11 months behind + late fees totaling \$1215.00.
- b. Roof repairs – Repairs were from wear and tear and not workmanship caused by the original roofing contractor. If shingles fail there is warranty on materials, but not on labor.
  - i. Tina brought some concerns about whether or not we'd be able to use reserve funds for emergencies. Rich noted that Reserves cannot be used to pay monthly operating expenses; e.g. insurance, mowing the lawn.
    - 1. \*\*\*Board determined to monitor this in case unexpected expenses comes up. If there is a large expense that we can use "Reserves" then the board may determine to use that. Otherwise, we will keep the operating account

as is at \$15k and try not to drain it. This will be reviewed monthly.

- c. Snow removal for 2023-2024 winter has been approximately 1/3 less expensive in comparison to last year (2022-2023 winter).

#### **4. Business**

- a. Request to install pergola/deck
  - i. This request was revised. The home owner decided to put up a fence for now and fence line has been marked.
- b. Roof inspection company
  - i. Liberty and Fortress Roofing are putting together bids. Finally bid will be reviewed so inspection can be completed as the weather warms enough.
- c. Tree recommendations
  - i. Decide on what types of trees to plant based on arborist recommendations. New trees will likely be at least a 2" to increase survival rates after planting. Rich will schedule a walk through later in March to determine how many trees are needed and where they should be planted.
- d. Dennis Monthly statement for reserves account
  - i. Dennis will forward the statement each month. Board and Management company will review upon arrival.
- e. Ice Plant – Was owner notified of decision?
  - i. Homeowner was notified that ice plant is approved in the backyard only.

#### **5. Other**

- a. HOA Board Group Text – make sure we have the correct numbers.
  - i. Board members ensured they had correct contact information.

b. Website?

- i. The website has not been updated in a while. Dennis is unable to log in at this point. He and Rich will confer with Braden to see what they can do to for this. TPM does have a lot of the HOA information available on their page.
- c. Abandoned vehicle by yellow playground was towed after about a week and notice.
- d. Broken parking signs are fixed and maintained.
- e. Rich is reaching out to landscaper to make sure the rock project is continued as the barrier is blowing away with the bark along Volunteer Drive.

**6. Adjourned at 6:35pm**

**7. Next meeting will be April 2 at 6:00 pm**

- a. Pushed back to April 9<sup>th</sup> due to Nebo School District Spring Break (keep short 30 min)