

Arlington Place HOA

Board Meeting Minutes
March 6th, 2024 5:00 PM
Met at Glen Jensen's Home
1316 East 610 North
Provo, Utah 84606

Present:

Glen Jensen
Rod Gustafson
Kirk Evans
Sophia Zobrist
Craig Nelson

TPM Representative:

Rich Wells

Kirk made a motion to call the meeting to order at 5:00 PM and Glen seconded the motion. The meeting was opened.

- Caleb Walker from YES! Air Conditioning, Heating, Plumbing and Electric was present. He mentioned the issue of CPVC pipes becoming brittle over time due to the chlorine in the water that has been placed there to kill bacteria. He mentioned the lifespan of a typical CPVC pipe has been projected at 50-70 years but the actual lifespan is about 10-20 years. He mentioned the new technology is known as PEX with a lifespan of 100 years. YES! Air Conditioning, Heating, Plumbing and Electric is willing to come and offer inspections to the residents. Hard water level, pressure, water quality, stop valves under sinks, and regulators are a few items that would be tested during the inspection.
- Plumbing tips will be included in the next monthly newsletter.
- Due to the most recent weather conditions, all residents should reach out if they notice any damage to the exterior of the property and surrounding areas of the complex.
- The owner statement was reviewed. There is currently one delinquent with a total cost of \$2,800.00.
- As of February 29th there is \$58,071.04 in the operating account.
- Another \$25,000 will be placed into a new CD.
- The issue of garage doors remaining open unattended was discussed again.
- The issue of over occupancy was discussed again and the challenge of parking due to this issue was also discussed again.

- The preparation work prior to painting the columns around the property will begin.
- Lawncare and Spring cleaning around the property will begin.
- It is important to maintain the outward appearance of the property. Keeping window coverings and blinds in good repair is important. Outdoor light bulbs should be replaced when burnt out or damaged. Light fixtures in common areas are regulated by photocells.
- All residents who own motorcycles should have them registered and fill out the necessary forms with the HOA.
- The February 7th minutes were read and reviewed.
- Craig made a motion to approve the February 7th minutes and Kirk seconded the motion. The minutes were approved.
- The next board meeting will be held at 5:00 PM, April 3rd at Glen Jensen's home.
- The meeting was adjourned at 6:20 PM.