

Arlington Place HOA

Board Meeting Minutes
May 15th, 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 via Phone Call

TPM Representative:

Rich Wells via Phone Call

Meeting called to order at 5:08 PM by Glen Jensen.

- Verify that the window well cover that needs to be replaced is set to be ordered.
- The painting of the columns began yesterday as last week was too cold to begin the process. Rich will verify that this process has begun.
- Certain rain gutters around the property have been overflowing recently due to the increased rain so these were assessed and mended. It may be necessary to install larger rain gutters in areas that receive a greater volume of water.
- The landscapers will replace the foliage around the Arlington Place Townhomes sign as well as the rest of the property.
- The company who will be painting the columns will be contacted about the possibility of repairing the stucco that has been damaged in certain areas around the property.
- Watering on the property has improved and is being handled more efficiently to reduce costs.
- All CD's are current and progressing well.
- The owner statement was reviewed. There are currently three delinquents with a total cost of \$3,835.00. One delinquent has made a payment of \$1,000 in March and April and then will consider setting up auto pay to complete their payments.
- There is \$56,458.42 in the operating account.
- The ice melt buckets were put away for the season last month.

- Elections for the board will open in September.
- Noise and trash cans that get left out for extended periods of time around the property was discussed and these issues have been minimal.
- YES! Air Conditioning, Heating, Plumbing and Electric mentioned in March that they were 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. The board has yet to receive more information about this offer.
- Verify with Rich and Corey that plumbing tips will be included in the monthly newsletter. Especially regarding the need for regulators, how to turn off water from the inside as well as the outside of the unit, and how to turn off the power and gas.
- Over occupancy was discussed again. Parking privileges can be revoked if units are in violation of occupancy.
- The April 3rd minutes were read and reviewed.
- Kirk made a motion to approve the April 3rd minutes and Rod seconded the motion. The minutes were approved.
- Motorcycles need to be registered and the proper paperwork needs to be filled out with the HOA. This process needs to be reviewed and residents need to be made aware of this requirement. Therefore we need to verify with Rich and Corey that this information is included in the monthly newsletter.
- Window coverings such as blinds and curtains need to be kept in good repair and therefore all residents should verify they are in compliance. A walk through of the property in regards to this matter still needs to be held.
- Bark chips around the property may need to be replaced and should be evaluated.
- The next board meeting will be held at 5:00 PM, June 12th at Glen Jensen's home.
- Rod made a motion to adjourn the meeting, Kirk seconded the motion and the meeting was adjourned at 5:37 PM.