

Arlington Place HOA

Annual Meeting Minutes
September 14th, 2024 10:00 AM
1038 North Birch Lane
Provo, Utah 84604

Present:

Glen Jensen
Rod Gustafson
Kirk Evans
Sophia Zobrist

Tenant:

Phil Zobrist
Sabra Crosby
James English
Cris Brownlow

TPM Representative:

Rich Wells

Meeting called to order at 10:08 AM by Glen Jensen.

- The financial report was reviewed. \$50,100.10 was saved and put in the reserve account. \$74.55 was placed in the reserve account each month.
- The income portion of the report was discussed as well as how monthly fees are distributed. Transfer fees have been collected as units have sold over the last year. Fines for over occupancy, lost parking passes, and late fees also comprise the income amount of \$207,300.00.
- There is currently one delinquent as it relates to monthly dues.
- The expense portion of the report was discussed in detail.
- Insurance will likely increase in the coming year therefore the importance of each homeowner having an HO6 policy was emphasized.
- Sprinkler repair and watering costs were higher than proposed, therefore the need to discuss a better sprinkling system as well as other grass options is warranted. The idea of having a fixed rate for sprinkler repair was mentioned moving forward and will be discussed further.

- Cleaning of the property by blowing has become ineffective and creates excess noise when the lawn care service is already blowing landscape debris. This issue will be reviewed further.
- Taxes will increase as there are more CD's this year than last year.
- The monthly newsletter is not reaching all tenants and therefore it was mentioned that an electronic version via email could be more effective or delivering the newsletter to each residence. This issue will be discussed further.
- The breezeway lights and lights for the flagpole are not controlled by the tenants and therefore need to be scheduled and monitored to come on and off at reasonable times. Rich will verify whether these are controlled by a central timer or photocell.
- The stucco and garage doors across the property need to be cleaned and painted. The paint colors vary across the property and therefore a standard paint color needs to be established and communicated to the tenants as garage doors are the responsibility of the tenants. It was mentioned that when the stucco is repainted that all garage doors could be repainted as long as it was communicated to the tenants that the future maintenance of the garage doors was solely the responsibility of each tenant.
- Any exterior changes to a tenants property need to be verified through the HOA.
- Railings on exterior balconies and decks need to be inspected for damage.
- The possibility of adding holiday lights to the property was mentioned and will be discussed further.
- Glen initiated a vote to have himself remain on the board as President, Rod as Vice President, and Sophia as Secretary. All present unanimously voted to have the aforementioned remain on the board, as well as for Cris Brownlow to replace Craig Nelson on the board as a Non-Voting Board Member. Kirk currently holds the position of Treasurer on the board and will therefore remain on the board. The motion was approved by all in attendance.
- The meeting was adjourned at 11:10 AM.