

Arlington Place HOA

Board Meeting Minutes
April 10th, 2025 5:30 PM
Met at Glen Jensen's Home
1316 East 610 North
Provo, Utah 84606

Present:

Glen Jensen
Rod Gustafson
Kirk Evans
Sophia Zobrist

TPM Representative:

Rich Wells

Meeting called to order at 5:36 PM.

- The owner statement was reviewed as well as the owner expense detail.
- There is \$56,335.56 in the operating account.
- Snow removal fees were lower than typical due to the lighter winter.
- There are currently two delinquents with a total cost of \$12,485.00. One delinquent has caught up as of today.
- A quote for painting buildings on the property was received by Bizy Contracting. Paint for the exterior stucco, garage doors, and front doors was calculated in the quote. Half of these costs will be paid up front. All units will be repainted and the stucco will be repaired where needed prior to being painted.
- Any garage door that is damaged will need to be repaired prior to painting, therefore a message about this necessity will be included in the monthly newsletter as it is the responsibility of the owner to maintain garage doors.
- Luis has been verifying each sprinkler to determine where the cost effective sprinkler heads need to be installed.
- Leaves in the breezeways need to be removed and the issue with the lights in the breezeways remaining on for extended periods of time has not been resolved.
- Verify with Rich that the monthly newsletter will be mailed to the owner of each property as well as the tenants that reside there if different from the owner.
- Verify that information about the painting of the exterior surfaces will be included in the monthly newsletter. Those who wish to opt out of the painting of the various doors on

their property by Bizy Contracting will be able to but they will be required to paint their doors within three months of their building being repainted.

- Verify that information about noise from motorcycles and cars with loud mufflers will be included in the monthly newsletter. Also verify that information in regard to the requirement of registering motorcycles with the property management is included as well.
- Verify that the monthly newsletter will include a message about trash cans being brought in in a timely manner and if unable to then make arrangements to have each can brought in. The lid to every can needs to be closed entirely to avoid a fine.
- Verify that the monthly newsletter will include a message regarding hammocks not being allowed to be used anywhere on the buildings, especially the pillars and the importance of cleaning up after pets to avoid fines.
- The sidewalk and driveway on 720 North and Olympic Boulevard needs to be repaired. Verify that Rich will reach out to the city of Provo about getting this repaired.
- The March 6th minutes were read and reviewed.
- Rod made a motion to approve the March 6th minutes and Kirk seconded the motion. The minutes were approved.
- The meeting was adjourned at 6:37 PM.