

# Arlington Place HOA

Board Meeting Minutes  
**June 12th, 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:

Corey Poole

Meeting called to order at 5:33 PM.

- Bobby Jardine of Bizy Contracting was present during the beginning of the meeting.
- 48 hours prior to each building being painted, a notice will be placed on the front door as well as the garage door of each unit.
- Each building will be power washed, dried, and masked with tape prior to being painted.
- The trim will be the same color across all buildings with each building alternating a beige or gray base color.
- The paint is a Sherwin-Williams elastomeric paint which is good with freeze and thaw weather.
- The owner statement was reviewed as well as the owner expense detail.
- There is \$46,897.93 in the operating account.
- There is currently one delinquent with a total cost of \$305.00.
- Gutters and downspouts are typically cleaned in May and October each year.
- Pad-mounted electrical transformers across the property need to be inspected to verify that the green covers are positioned properly and are in good repair.
- Watering on the property is going well and the lawns are looking good.
- There should be no paths cut between bushes. Any areas on the property with this issue should have more bushes planted to cover these holes. The trimming of plants across the property needs to be more conservative taking into account the privacy of various units.
- A message about garage doors being left open needs to be included in the monthly newsletter.

- After the buildings are painted, Rich will obtain a quote from Bonneville Asphalt and Repair for crack and seal of the roads.
- A message about watching speeds on the roads around the property needs to be included in the newsletter.
- Leaves in the breezeways need to be removed each time the grounds are maintained.
- The May 8th minutes were read and reviewed.
- Rod made a motion to approve the May 8th minutes and Kirk seconded the motion. The minutes were approved.
- The lights near the walkways need to be maintained and kept in good repair.
- Screens on windows need to be repaired or replaced if missing. Stickers on windows should be removed and windows should be kept clear.
- The flag also needs to be kept in good repair and reviewed for damage periodically.
- The next board meeting will be held on Thursday, August 7th at 5:30 PM.