

Arlington Place HOA

Board Meeting Minutes
March 6th, 2025 5:30 PM
Met at Glen Jensen's Home
1316 East 610 North
Provo, Utah 84606

Present:

Glen Jensen
Kirk Evans
Sophia Zobrist

TPM Representative:

Corey Poole

Meeting called to order at 5:37 PM by Glen Jensen.

- A quote for painting buildings on the property has been received by Bizy Contracting. Paint for the exterior stucco, garage doors, and front doors were calculated in the quote. Kirk made a motion to have all of Arlington Townhomes' fourteen buildings painted at the same time this spring and Sophia seconded the motion. The motion was approved.
- Verify that the sprinkler system schedule is set properly to avoid overwatering as the weather becomes warmer. Corey will work with the landscaping company to verify the sprinklers are running once a day and as the weather becomes hotter moving the schedule to water twice a day.
- As sprinkler heads break they will be replaced with more efficient options. It will be important to verify how many basic sprinkler heads are on the property and how many need to be replaced and whether it will be more cost effective to replace them all at the same time or as they break based on the cost of water.
- Xeriscaping was discussed. It is a possibility to consider this solution as water prices increase and important to determine which area on the property will be a good candidate to see this solution first.
- The owner statement was reviewed as well as the owner expense detail. The roof repair charge on February 5th needs to be reviewed to better understand what was repaired and why these repairs were necessary.
- There is \$45,393.27 in the operating account.

- There are currently two delinquents with a total cost of \$9,170.00. One delinquent is gradually catching up on their total amount due. The other delinquent has had a lien placed on their property.
- 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.
- Aeration of the grass will begin as the weather becomes warmer.
- The February 6th minutes were read and reviewed.
- Glen made a motion to approve the February 6th minutes and Kirk seconded the motion. The minutes were approved.
- 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 next board meeting will be held at 5:30 PM, April 10th at Glen Jensen's home.
- Glen made a motion to adjourn the meeting. The meeting was adjourned at 6:28 PM.