

Arlington Place HOA

Board Meeting Minutes
October 3rd, 2024 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 5:32 PM.

- The meeting was opened to a forum for 1302 East 610 North.
- 1302 East 610 North's August fine for over occupancy will be removed. Yet the over occupancy fines will continue from September through December on the terms that the over occupancy issue will be resolved by January 1st, 2025. Rod made a motion to approve this decision and Kirk seconded the motion. The motion was approved.
- The September 14th annual meeting minutes were read and reviewed.
- Kirk made a motion to approve the September 14th annual meeting minutes and Rod seconded the motion. The minutes were approved.
- The owner statement was reviewed. There are currently two delinquents with a total cost of \$5,995.
- There is \$23,794.06 in the operating account.
- Earthquake and regular insurance were reviewed.
- The financial report was discussed.
- The cleaning of trash and the removal of items on the property was discussed.
- The monthly newsletter will be mailed to the owner of the unit as well as to the physical property.

- The Arlington Place list of rules will also be distributed to each tenant. This list of rules will also be posted on the Arlington Place website. The newsletter will explain how to access the rules on the website.
- Rich will verify with the landscaping company that the sprinklers are not being run for more than 15 to 20 minutes at a time.
- Rod will work with Corey to research a smart sprinkler system. Flat rate sprinkler repairs may also be an option.
- Rich will get a quote on the cost of painting the stucco of the entire complex as well as each unit's garage. Tenants can receive a paint code if they would rather paint their own garage.
- Three benches will be installed on the property. The first by the flagpole, the second near the large rock on 700 North and Olympic Boulevard, and the third at the top of the complex in the flat area near the trees.
- The short in the light for the flagpole has been fixed.
- The lights in the breezeways will be reviewed and set on a schedule.
- Exterior railings across the property need to be reviewed for loose parts as well as determine if there is a need to add more railings in certain locations. Rich will include a message in the newsletter regarding the importance of tenants inspecting their railings to determine if they are loose or damaged and to therefore report any issue to the HOA.
- Holiday lights on the property were discussed. There will be a \$500 limit to assess for proper electrical function near the Arlington Place sign for the addition of holiday lights.
- Pine trees across the property will be trimmed and the area cleaned.
- Kirk made a motion to adjourn the meeting, Sophia seconded the motion and the meeting was adjourned at 7:12 PM.