

# **Aspen Village HOA Board Meeting Minutes June 26, 2023**

## **Call to Order**

Randy Parker called the Aspen Village HOA Board Meeting to order at 7:00 P.M. June 26, 2023. The meeting was held in person at 854 E 760 North, and by Zoom.

## **Minutes**

Natasha sent out the May minutes by email to the Board. Approval of the minutes is postponed to next meeting.

## **Roll Call**

Board members present: Randy Parker, Josh Eskelsen, Brenda Baker, and Cathy Fuentes. No other homeowners present. Amber Flink on Zoom

## **Old Business**

1. Downspouts & Vent repairs – Wasatch has repaired the broken downspouts and gutters. Clean out is to be in fall. Randy to check that the repairs are complete.
2. Porch Repairs – 828 E. 760 North. No change. A contractor has been contacted. Minimum job is \$600. Randy spoke to the contractor and is not happy with the proposed repairs and will negotiate before the Board approves a work order.
3. Light sensor – the security light at the mailbox is not turning on and off. It should be on warranty. Amber will follow-up with Master Electric. Master Electric is to fix the light sensor.
4. Exterior Security Lighting throughout the HOA - the Board discussed installing lights at the end of buildings and strategic locations to ensure proper lighting and deter crime. Amber to get a bid from Master Electric on the cost per building. Randy will identify the buildings and talk to homeowners to see if they support the idea of adding lights.
5. Exterior light Alternative Option - Randy suggests that each homeowner to install four dusk to dawn lights 100w LED is 13W lights (2 at the garage, 1 each of the two doors). The HOA to purchase the light bulbs. It would be up to each homeowner to leave the lights on. If homeowners leave the lights on then additional security lights would not be needed.
  - a. Randy bought some dusk to dawn lights, 100w LED is 13W - in one year the estimated cost is \$1.57 to operate. If the HOA purchases 240 light bulbs and the cost per light at \$14.98 each with a 20% discount for bulk which would drop the cost to approximately \$2,877.
6. Request a safety meeting – The Board discussed having a community safety meeting to hand out the LED dusk to dawn light bulbs and get everyone on-board to the idea of leaving them on. Let everyone know what we want to do to keep the community safety.
  - a. Neighbor Up Grant – the HOA can apply. It's a grant up to \$575.  
<https://www.ogdencity.com/1232/Neighbor-Up-Grant-Program>

- b. We can use the grant to pay for food: taco cart, watermelon or ice cream social to motivate homeowners to attend the meeting.
- 7. FHA Renewal Application - info has been completed and sent to the attorneys but no response from attorneys yet. Everything is in the works.

### **New business**

- 8. Financials – Amber presented the HOA Financials for review: Income Statement, Checking balance, Special assessment report, Reserve savings.
  - a. Josh Made a motion to approve the Financials for June, Cathy 2<sup>nd</sup>, all voted in favor to approving the financials.
- 9. First roof payment - Amber will check if the first payment is due July 1. Artistic will work with Amber to determine the location of dumpster. Amber will send out a notice to each homeowner getting upcoming work.
  - a. The satellite dishes are to be removed from all three buildings.
  - b. Last year, although instructed to permanently remove the satellite dishes, Artistic reinstalled the satellite dishes after the roofing. Amber will follow up on getting the ones removed that were reinstalled in error.
- 10. Pest control – Randy requested we get a onetime pest control spray that kills bugs but not people.
- 11. Flip the Strip – up to \$2.50 per sq foot off from Ogden City and Utah State.
  - a. <https://www.ogdencity.com/1376/Flip-your-Strip>
  - b. Cathy took pictures of options.
  - c. Next step is to select rocks so Wasatch can prepare a bid.
  - d. HOA timeline for Flip the Strip - start now to prepare and get approvals and do the work in April. Discuss the plans at the Annual Meeting.
  - e. In April, on Earth Day, the City gives out free trees to residents. The HOA Board will get free trees to plant where the trees on the park strip had died.
  - f. To include in the bid from Wasatch, the cost of digging up the old tree roots and preparing for the new trees to be planted.
  - g. Include landscaping changes in the Community Safety meeting.
- 12. Sand box – Wasatch to prepare a bid estimate on the cost of filling the sandbox.
- 13. Asphalt – Wasatch will sweep by hand and use blowers to blow off the asphalt to center row at a cost of \$100. Then the sweeper will come in and take it from there and is to be careful not to push any debris into drains. The contractor will come with a gravel sweeper to get it all.
- 14. Property review list –Randy has a list to what to look for to standardize the Board's approach to property maintenance when the Board does a Walk About. He will send it out to the Board.
- 15. Newsletter – to include notice that fireworks are not allowed in Aspen Village HOA. Send out newsletter by email and post at bulletin board near the mailboxes.
- 16. Board approved homeowner's request to add flowers to the entrances.
- 17. Amber will send the delinquent list to board.

### **Adjournment**

Randy closed the meeting at 8:12 p.m.

## **Next Meeting**

Next Meeting July 31st at 7:00 PM at 827 N. 760 North with Zoom option.

### **Action Items:**

- Randy to do a check that all downspouts and gutters have been repaired.
- Randy to negotiate with porch contractor regarding work to be done.
- Amber to follow up with Master Electric – is the light under warranty, when will they fix it?
- Randy to identify buildings to install additional security lights and speak to affected homeowners.
- Cathy to call Amber to find out which minutes need to be uploaded to the website.
- Cathy to get the details for the Neighbor Up Grant. How much for a taco cart?
- Amber to follow up on the FHA renewal.
- Amber to send out notice to homeowners regarding roof work.
- Amber to follow up with Artistic to remove the satellite dishes previously reinstalled in error.
- Amber to order pest control spray
- Cathy to follow up with Flip the Strip: select rocks, get bid, contact Ogden City Water Conservation Coordinator, get application started.
- Amber to get a bid from Wasatch to fill the sandbox.
- Amber to help coordinate between Wasatch and the asphalt contractor to schedule the asphalt sweep.
- Natasha to prepare newsletter and post at bulletin board by mailboxes.

Randy and Brenda to walk around and identify lights on buildings and identify where to install cameras near dumpsters.

Amber to follow up with delinquencies to be consistent with prior defaults.

Natasha to write May newsletter and Cathy to print it out. Natasha

Wish Randy happy birthday. Meeting closed.

Close meeting at 7:54