

# **Aspen Village HOA Board Meeting Minutes April 24, 2023**

## **Call to Order**

Randy Parker called the Aspen Village HOA Board Meeting to order at 7:00 P.M. April 24, 2023. The meeting was held in person at 854 E 760 North, and by Zoom.

## **Minutes**

Approved minutes by email. Postpone approving the 2<sup>nd</sup> January 30 minutes to next meeting. Postpone Natasha approved. During the week by email.

## **Roll Call**

Board members present: Randy Parker, Josh Eskelsen excused, Brenda Baker, Cathy Fuentes, Natasha Jackson. Other homeowners present:

## **Old Business**

1. Satellite Dish removal and non-functioning wires. Artistic is busy and with good weather. They will schedule when they can. Weather has postponed their jobs.
2. Downspouts & Vent repairs – Amber sent to Jason last week, five units need work. He confirmed it is on the to do list. Add 834 to the list. The downspout is smushed on 834. Amber will add to to do list. It's been repaired once before.
3. Basketball hoop – Randy has a lock and will try to see if it fits.
4. Porch Repairs – 828 E. 760 North. No change. A contractor has been contacted. Minimum job is \$600. Randy will follow-up when the weather breaks.

## **New business**

1. Financials – Amber presented the HOA Financials for review. Income Statement, Checking balance, Special assessment report, Insurance to be posted for February.

Josh Made a motion to approve the Financials for January, Cathy 2<sup>nd</sup>, all voted in favor to approving the financials. Financials. The HOA Board reviewed the financials prepared by WR. Reviewed Savings balance, checking balance, special assessment, Income statement. Cathy made a motion. Josh 2<sup>nd</sup>, Natasha, Randy approved.

2. Light Sensor – Check sensor on security light at mailboxes.
  - a. They went out. Then they sent \$2,500 estimate for more work than asked. They sent another bid to add a mailbox light. Trying to reach JD to speak with them. Why not turning off in daytime. Randy will go out when they come out and Amber to talk to them to get it resolved.
  - b. Get a bid cost per building. And speak to homeowners on those buildings. Randy will identify the buildings and talk to homeowners.
  - c. Separate out the electrical bill from homeowner at 726 Gramercy and the HOA. Master Electric to rewire to sprinkler pump and check why light sensor is not working.

- d. Children at play sign – slow children at play sign – it was hanging and Josh fixed it
  - e. Flip the Strip – board to handle it.
  - f. Asphalt – The HOA needs identify areas that are puddling and low dips. The HOA board to email pics to Randy of areas that are puddling. Randy will follow up. Randy followed up. The contract from Consolidated Paving and no where on contract and no where does it say sweeper will be used. He subcontracted it out. Jents there is no mention on the contract. It was verbal. Randy called Morgan Asphalt and left a message. Randy working on it.
  - g. Newsletter – will come in May. Natasha will send to Cathy to print.
3. Financials. The HOA Board reviewed the financials prepared by WR. Reviewed Savings balance, checking balance, special assessment, Income statement. Cathy made a motion. Natasha, and Randy approved. The board discussed how important the reserve savings is. How much Budget has to show at least 10% going into reserve each month. Reserve account is low because of next set of roofs. Still can be approved. The Board may have to sign affidavit why the money was taken out.
  4. Natasha made a motion, Randy seconded, Brenda Cathy yes – passed.

### **Projects for 2023:**

1. Roof Recover – 3 roofs to recover at estimate \$52,200. Artistic told WR that there is a price increase coming. Josh signed the contract. Amber reached out to the first building. Will need to send payment is \$27,000 due when Artistic puts us on the schedule. \$8,700 for each month for 3 months (assuming June, July and August).
2. FHA - Josh made a motion to approve \$950 for Attorney HH&J to complete an application for the HOA to be FHA approved. All approved. Amber has started the paperwork questionnaire. Can we wait for roofs. They won't say it won't be approved, it may take longer due to low reserve savings. We may have to sign affidavit to explain the low reserve funds.
3. Schedule a spring walk about. Saturdays schedule a time. Meet people at George's house. They are renting. Spoke to her – she said the boxes were broken down. It is a renter that just moved in. There is room for one more renter, five. They didn't ask for approval. Amber will inform them and reach out and let them know if they are approved to rent. Amber has contact info and will contact them.
4. Newsletter – email and post on the bulletin board. Posted on website. Spring clean up coming, asphalt let Daizy do give them a date. HOA to pay \$150 for daizy do.
5. May 22 next meeting because of memorial day.
6. New proposal – Do we need to have cameras closer to dumpsters because the motion detector only picks up short distances. Look into have a Ring camera at the dumpsters – when we look at lights, look at installing cameras near dumpsters.
7. New proposal item: back in Dec Randy proposed that the president receive \$50 more a month. So it went into effect in January. To make all board members get the same amount of credit is \$100 off per month. Randy made a motion to make \$100 off a month for all board members including president. Natasha 2<sup>nd</sup>, cathy and Brenda yes. Motion passed.

### **Executive Meeting**

Randy closed the meeting regular HOA Board Meeting at 7:40 p.m. The HOA Board reviewed the delinquencies.

### **Adjournment**

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

### **Next Meeting**

Next Meeting May 22, 2023 at 7:00 PM at 827 N. 760 North with Zoom option.

### **Action Items:**

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

Meeting closed.

Close meeting at 7:54