

Aspen Village HOA Board Meeting Minutes January 30, 2023

Call to Order

Josh Eskelsen called the Aspen Village HOA Board Meeting to order at 7:11 P.M. January 30, 2023. The meeting was held in person at 854 E 760 North, and by Zoom. The HOA Board voted at the Annual Meeting to hold a second meeting in January 2023 to discuss whether to implement a dues increase.

Roll Call

Board members present: Randy Parker, Josh Eskelsen, Cathy Fuentes, Natasha Jackson.

Other homeowners present: Nic and Carly Horton, Christina Catmull, Dana Bays, Melinda Huling, *Dana Bays, Mary Ann Boles, Karen Webster.*

Dues for 2023

The HOA Board proposed a HOA dues increase. Homeowners expressed their concerns and ideas.

- Cathy proposed a \$25 month HOA dues increase starting in March 2023 and discussion followed.
- Randy proposed the HOA hold off on dues increase until end of December, when the special assessment fees end. Josh agreed.
- A discussion followed regarding inflation and the price of services and regular expenses are all going up.
- Homeowners expressed mixed feelings. Some open to a slight increase now. Others prefer not having any increase.
- The HOA could plan on a \$25 month increase next year. Others suggested it's best not to set expectations.
- It was suggested sending out a couple of emails this year to announce the special assessment is coming off.
- It was suggested that if the dues increase is delayed this year and goes up next year, it will feel like a break.
- A homeowner suggested a \$10 a month increase now to keep up with inflation.
- Another homeowner suggested a gradual quarterly increase. Others preferred not to have a quarterly increase, to confusing to have dues amount changing.
- It was suggested that the HOA provide homeowners a long notice to prepare for dues increase. Six months notice to prepare for dues increase. Periodic reminders that it is coming.
- A homeowner discussed the FHA certification can help property values. This year, 2023, the Aspen Village HOA will be up for FHA re-certification. Welch Randall will notify the HOA Board regarding the requirements.
- The FHA has dues and Reserve Savings requirements. One requirement is that at least 10% of the budget amount go to the Reserve. Aspen Village HOA Board has

been putting 20% of dues to the Reserve. The only time this was not the case was to cover outstanding bills. A couple of months dues went to the bills and reduced below 20% going to Reserve.

- If the HOA does not meet the FHA requirements for Reserve savings and dues, the HOA Board will then calculate a dues increase to meet the FHA requirements as quickly as possible and will bring it up at the 2024 Annual Meeting.
- A homeowner commented that a dues increase now would not be enough to make a difference for FHA recertification.
- Brenda Baker joined the meeting at 7:23.

Motion to not increase dues in 2023

- Randy made a motion to postpone dues increase until the 2024 Annual Meeting, after the special assessment comes off. Natasha, Josh and Brenda approved. Cathy voted nay, preferring to increase dues in 2023. The motion passed.

Asphalt

- Melinda asked when the asphalt work will be complete. Randy replied, the asphalt is scheduled to be finished in the spring. It has already been paid for. The contractor will fill in low spots and sweep off all excess gravel.

Newsletter

- Natasha offered to do newsletter – send it by email.

Snow plowing

- Christine commented that it has taken awhile to get snow plowed. Is there a reason for the delay? Randy reported the reason for the delay is contractor ran out of sand and salt and they have a small crew. They plow and shovel when they have enough time and people. They are responsive. We are limited to 12 pushes for the year.

Adjournment

Josh closed the meeting at 7:40 p.m. Next Meeting February 27 at 7:00.