

Aspen Village HOA Board Meeting Minutes March 27, 2023

Call to Order

Josh Eskelsen called the Aspen Village HOA Board Meeting to order at 7:06 P.M. March 27, 2023. The meeting was held in person at 854 E 760 North, and by Zoom.

Minutes

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

Roll Call

Board members present: Randy Parker, Josh Eskelsen, Cathy Fuentes, Natasha Jackson. Other homeowners present: Laura Patch, Bree Able,

Old Business

1. Satellite Dish removal – JJ from Artistic Roofing can't schedule until weather improves. Artistic Roofing previously agreed to remove the unwanted satellite dishes and dangling wires but it hasn't been done yet. Randy to walk around to identify wires and dishes to be removed and will include the dishes to remove for the 2023 roofs. Amber will work with JJ to get a schedule to get the work done. There are some siding issues with the work Artistic Roofing did to repair siding.
2. Downspouts & Vent repairs – the board approved downspout and vent repairs, but WR was in-between contractors. Brenda checked the previous work done to see if it was all complete on March 22. 825 E still has missing vent cover and exit pipe. Brenda texted on March 22 that that the requested work for 864 and 720 are complete. Randy will check on a couple other units that need downspout and/or vent repairs.
3. Basketball hoop – The crank has been removed. The HOA board discussed:
 - a. not posting rules
 - b. fill the hole so no one can adjust the height
 - c. a super small padlock to lock the height
 - d. posting rules in the bulletin board to cover the HOA liability.
 - e. Randy to take pic of the sticker with rules to cover liability.
4. Porch Repairs – 828 E. 760 North. 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, Special assessment report, Insurance to be posted for February.

Josh Made a motion to approve the Financials for January, Cathy 2nd, all voted in favor to approving the financials. Financials.

2. Light Sensor – Check sensor on security light at mailboxes.

- a. 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.
 - b. Get a bid for security lights at the end of each building, position of lights makes a difference. Request Master Electric and one more for bids.
 - i. Randy will walk around the buildings with Amber to identify buildings that need additional lights.
 - ii. How will it be wired in and what will it cost homeowners.
 - iii. Talk to homeowners to see if they are willing to pay the extra cost. Master Electric estimates not even \$2 month extra to their bill.
 - iv. Amber to look to see previous bid for exterior end lights and remove the old lights. Master Electric looked at 8 of those lights, and estimates \$488 each to replace.
 - c. 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 will contact Jents and contractor meet with to determine when they can finish the work.
3. Financials. The HOA Board reviewed the financials prepared by WR. Reviewed Savings balance, checking balance, special assessment, Income statement. Cathy made a motion. Josh 2nd, Natasha, and Randy approved.

Projects for 2023:

1. Roof Recover – 3 roofs to recover at estimate \$52,200. The contract limits the price increases but can go up for materials. Nothing scheduled until weather improves. WR to ask if Artistic Roofing will; split payments. Payment arrangement – 4 payments, if possible.
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.
3. Rules on Dumpsters – we don't own the dumpsters, so we can post on the dumpster. We could post dumpster rules on the bulletin board. Ask the dumpster company if they have rules they can post on the dumpsters. Does Amber have a picture of what other HOA do for dumpster rules?
4. Flip the Strip - Cathy presented info on Flip the Strip to remove the grass in the park strip (away between sidewalk and street around perimeter of HOA). The city water conservatist is available to answer questions. Calculating from Google Earth the estimate is approximately 8,208 square feet for the state (which takes more conservative measurement) and estimate 9,234 square feet for contractors to bid on the project.
 - a. Get a bid from Wasatch and go from there.
 - b. Ask what the city rules are.
 - c. Have the bid itemized to include improving entrances.
5. Newsletter – Natasha will put a draft together to include: next meeting info; contact HOA Board if there is asphalt issues, low spots and puddles; pickup after animals; reminder the HOA Board deferred dues increase until the special assessment is

finished; Wasatch to do a cleanup, which include dog waste. Newsletter to be quarterly.

Executive Meeting

Josh closed the meeting regular HOA Board Meeting at 7:50 p.m. The HOA Board reviewed the delinquencies.

Adjournment

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

Next Meeting

Next Meeting April 24, 2023 at 7:00 PM at 827 N. 760 North with Zoom option.