

Aspen Village HOA Board Meeting Minutes September 25, 2023

Call to Order

Josh Eckelson called the Aspen Village HOA Board Meeting to order at 7:03 P.M. September 25, 2023. The meeting was held in person at 854 E 760 North, and by Zoom.

Minutes

Cathy sent out the July minutes by email to the Board. They have been approved by email and posted online. There was no August HOA Board meeting.

Roll Call

Board members present: Randy Parker, Josh Eskelsen, Brenda Baker, Cathy Fuentes, Natasha Jackson. No other attendees were present.

Old Business

1. Light Sensor has been repaired.
2. Exterior lighting bids
3. FHA renewal – Josh sent everything over to Amber. Waiting to hear from attorneys. FHA expired 8/19.

Financials

The Board reviewed the HOA financials prepared by Welch Randall (balance sheet, checking account balance, Reserve balance saving account and special assessment reserve were reviewed). Cathy made a motion to approve the financials, Natasha 2nd the motion and all voted in favor.

New business

4. Landscaping - Wasatch Lawn's bid for HOA landscaping came in at \$37,800 bid for the next year. The HOA Board postponed approval – to see the HOA can negotiate more snow pushes.
 - a. Bid includes five snow removals. \$1,500 for each push after the five.
 - b. Randy to negotiate more pushes.
5. Insurance - HOA master insurance switched to WCF. The deductible is \$10,000. Premium went from \$10,000 to \$13,000. The HOA Board approved WCF in September and the new policy is now in effect.
6. Newsletter – add a reminder to clean your dryer vent.
7. Property Review - Randy created a property review form to help the board be consistent. It is recommended to send a photo for homeowner violations. Each Board Member will be assigned 12 units to review, to cover all the properties. Randy suggests that board members go in pairs, each person takes 12 forms (3 buildings each).
 - a. Cathy and Randy three buildings on Gramercy East. (Lots 1-12)

- b. Josh takes West side of Gramercy and 833 760 N building (Lots 49-60)
 - c. 860 building, 854, Natasha Lot (13-24).
 - d. Brenda Lots (29-44).
 - e. Randy Lots (45-48, 25-28).
8. -pics given upon request or if it is causing a fine.
9. Water Smart – The HOA Doesn't qualify for the Water Smart Flip Your Strip rebate program. Ogden City's policy excludes HOA's that have multi-family buildings. Cathy mentioned that the Board can submit a request to City Council for revision to the policy.

Adjournment

Josh closed the Aspen Village HOA Meeting for September 2023 at 7:45 p.m.

Next meeting is scheduled October 30, 2023 at 7:00 p.m. Amber to send out a zoom option.

Action Items

- 1. Randy to negotiate with Wasatch Lawn for more snow removals.
- 2. Follow-up with Amber on FHA renewal.
- 3. Each HOA Board member has property reviews to complete.
- 4. Cathy to send the Board sample of writing to City Council for requesting a revision to the Flip Your Strip program.