

# **Aspen Village HOA Board Meeting Minutes October 30, 2023**

## **Call to Order**

Randy Parker called the Aspen Village HOA Board Meeting to order at 7:04 P.M. October 30, 2023. The meeting was held in person at 854 E 760 North, and by Zoom.

## **Minutes**

Cathy sent out the September minutes by email to the Board. Minutes were approved by email.

## **Roll Call**

Board members present: Randy Parker, Josh Eskelsen, Cathy Fuentes, and Natasha Jackson. Amber Flinch from Welch Randall (WR) present. Other homeowners present: none.

## **Old Business**

1. Exterior Lighting – table for review next year.
2. Porch Repairs – 828 E. 760 North. It is complete.
3. FHA renewal is approved for 3 years. Expires 9/27/2026.

## **New Business**

1. Review Financials – the HOA Board reviewed the financials prepared by Welch Randall. Reserve Savings, Income / Expense Statement, Balance Sheet, Checking, Special Assessment, were reviewed. Randy made a motion to approve financials, Josh 2<sup>nd</sup> and all approved financials as prepared by WR. Motion passed.
2. Landscape contract renewal / Snow removal – received a bid from Wasatch Lawn Pros. Bid includes a spring aeration, fertilizing, spring clean-up, fall clean-up, tree and shrub trimming, weekly weeding of flower beds, sprinkler repairs and snow removal services. The bid includes a price per push after two pushes per month, there is an hourly rate for sidewalks and extra price for salt. Natasha made a motion to approve the Wasatch Lawn Pros renewal. Cathy 2<sup>nd</sup> and all approved. Motion passed.
3. Roof Payment – Special Assessment Reserve payments end in December.
4. Dumpster – Issue with certain homeowners filling dumpsters.
  - a. Two dumpsters were filled by one tenant. The HOA will pay for the extra dumpsters pick up and WR will then send the bill to the homeowner. WR will

order Got Junk to empty the dumpsters and pick up the items left out by the dumpsters.

- b. The HOA Board will discuss assessing a fine for dumpster violations.
  - c. The Board discussed installing signs that post the rules at dumpsters to remind homeowners that the dumpsters are for normal household trash.
  - d. Randy has contacted a Handyman that can make repairs for the HOA. He can install signs at the dumpsters. He's not currently an approved vendor by WR. Vendor requirements usually include \$1 million for insurance coverage to protect HOA. Randy to see about getting him approved.
  - e. Natasha to call about the cost of dumpster signs.
  - f. For dumpster violations, WR requests HOA Board to reach out by email rather than text.
5. Property Inspections – Each HOA Board Member has completed property inspections. Cathy to type up the list of all violations and send the list to WR. WR will send out notices to homeowners to correct violations.
  6. HOA dues increase coming in 2024. Special Assessment Fee \$55 to drop off in December. WR to prepare 2024 budget for the HOA Board to review at the November meeting. Will discuss a HOA monthly dues increase in November.
  7. Newsletter – Items for newsletter include: the annual meeting is coming up; HOA dues to increase will be voted on at the annual meeting; Dumpster discussion; HOA Board is performing property inspections twice a year or as needed; Dryer vents need to be cleaned out.

### **Executive Meeting**

Josh closed the meeting regular HOA Board Meeting at 8:07 p.m. and then opened the Executive Meeting. The HOA Board reviewed the delinquencies.

### **Adjournment**

Josh closed the meeting at 8:15 p.m.

### **Next Meeting**

Next Meeting November 27, 2023 at 7:00 PM at 827 N. 760 North with Zoom option.

### **Action Items:**

- WR to order Got Junk to empty filled dumpsters
- WR to bill the homeowner for the cost of the extra dumpsters pickup.
- Natasha to look into the cost of signs to post dumpster rules.
- Randy to contact Handyman, Joe, to get him approved for working at the HOA.
- WR will send Randy the requirements for Joe to work for the HOA.
- Randy to contact the Handyman to install the signs.

- Cathy to type up the list of property violations.
- WR to send out notices to homeowners regarding violations.
- Natasha to type up a newsletter
- WR to prepare Annual Budget for the HOA.