

# **Aspen Village HOA Board Meeting Minutes February 26, 2024**

## **Call to Order**

Cathy Fuentes called the Aspen Village HOA Board Meeting to order at 7:04 P.M. February 26, 2024. The meeting was held in person at 854 E 760 North, and by Zoom.

## **Minutes**

Natasha sent out the Aspen Village HOA Annual Meeting Minutes by email to the Board. Minute will be tabled for review next month.

## **Roll Call**

Board members present: Bonnie Sass, Trevor Allen, Cathy Fuentes, and Natasha Jackson. Excused: Karyn Webster. Others present: Amber from Welch Randall and Randy Parker.

## **Financials**

1. Review Financials – the HOA Board reviewed the financials prepared by Welch Randall, which included Reserve Savings, Income / Expense Statement, Balance Sheet, Checking, and Special Assessment Account.
  - a. Natasha made a motion to approve the financial statements, Trevor 2<sup>nd</sup> the motion and all approved. Motion passed.

## **New Business**

2. Republic Services – dumpsters prices are changing. Amber will follow up with new quotes.
3. Daizy Dooz – Amber emailed Daizy Dooz' owner that the stations have been empty of bags. The owner replied that the Daizy Dooz technician had been at the HOA February 6, 13 and 20<sup>th</sup>. Natasha will monitor the stations.
  - a. Amber to ask if Daizy Dooz will take a pic of each station with a date stamp to verify they serviced the stations.
4. Speed bump damage - Snowplows caused the speed bump damage.
  - a. Natasha to send pics to Amber of the damaged speed bump at south entrance. Amber to notify John Price of the damage and ask for Wasatch Lawn to make the repairs.
  - b. Ask Wasatch Lawn if they have cones or what we can do to mark the speed bump as a hazard.
5. Light Request – 846 E. 760 N. requested a security light be installed at the end of the building facing the street. Cathy Made a motion to install a security light matching the one at the mailboxes. Natasha seconded the motion. All approved. Motion passed.
6. Garage lighting – the fixture is broken at 846 E. 760 N. This is an HOA maintenance issue. The board approved as general maintenance to replace the fixture with a new one that blends in. Ask for a couple of options. Bid it together with security light.

7. HOA Board Positions - All agreed to wait until Karyn can attend to elect HOA Board positions.
8. Welch Randall (WR):
  - a. Hayley will be our new WR Representative and will be at the March meeting.
  - b. WR is offering a free HOA board training at 4:00 p.m. They are recorded and can be viewed later. The Training will review board roles, tools that are available, an overview of collections process and review architectural applications and maintenance items.
9. Spring clean up - when will Wasatch do spring cleanup?
10. CCR's Rental language – the Board discussed changing the CCRs language regarding rentals to remove or reword the wording about time limits.
  - a. The Board to review the CCR next month to consider Amendment #3 to revise the rental language.
  - b. And review language about roommates.
11. Welcome letter to include HOA board meetings are the last Monday of the month.
  - a. Change to the letter on website.

### **Meeting Adjourned**

Cathy Fuentes closed the regular HOA Board meeting at 7:57

### **Executive Meeting**

Cathy opened the Executive Meeting. The HOA Board reviewed the delinquencies.

### **Next Meeting**

Next Meeting March 25 at 7:00 PM at 827 N. 760 North with Zoom option.

### **Action Items:**

- Natasha to resend HOA Annual Meeting Minutes to the Board for approval next month.
- Natasha to send pics of speed bump to Amber.
- Amber to contact Wasatch Lawn about fixing speed bump and can they place cones
- Amber to order installation of security light and fix the garage light at 846.
- Amber to ask if Daisy Dooz will take time stamped dates pic of stations when they are serviced.
- Natasha to update newsletter with HOA Board meetings the last Monday of each month.
- Amber to ask WR when will they do spring clean up.