

Aspen Village HOA Board Meeting
Minutes July 2026

Call to Order

The Aspen Village HOA Board Meeting called to order at 7:03 P.M. July 27, 2026. The meeting was held virtually.

Roll Call

All board members were present: Bonnie Sass, Cathy Fuentes, Karyn Webster, Trevor Allen and Natasha Jackson. Others in attendance: Ashley Conklin and Amber Flink from Welch Randall and homeowner, Randy Parker.

Minutes

Cathy Fuentes previously sent a draft of the Aspen Village HOA May 2026 Board Meeting Minutes by email to the board for review and approval.

Financials

Amber reviewed the Aspen Village HOA Balance Sheet, Income and Expense Statement for as of June 2026 prepared by Welch Randall. Cathy made a motion to approve the financials as prepared by Welch Randall (WR) Natash 2nd and all approved. Motion passed.

Old Business

- Update on sprinkler repairs – Wasatch will replace the entire line at the break. The work includes a 12 month warranty, as long as, Wasatch conducts the sprinkler line blow out for the year. All approved.
- Asphalt Sealing – WR obtained two bids. Wasatch Lawn Pros and Top Job submitted bids. The Board reviewed the bids. Follow up questions before making a decision: What does each contractor recommend, slurry or sealant? What does the warranty include? Does the bid include clean up? What type of sealant (slurry or seal coat) is the current bid for? Does the bid include sealing the payment at each buildings' foundation? Will the contractor power wash before working? An itemized bid to include additional items: painting red curbs and speed bumps.
- Aspen Village HOA FHA renewal expires in September. All board members approved WR to hire an attorney and begin the paperwork for FHA renewal.
- Insurance expires September 15, 2026. WR to obtain bids from Goldenwest and Century West. The Board requests that the insurance reps come and explain the policy, and give us a brief tutorial on how the insurance for the HOA works, what is covered and what are the options. After the Insurance is renewed, HOA Board to send a flyer to homeowners that explains the requirements. WR is requesting the Insurance Reps attend a special HOA Board Meeting August 17 Monday at 7PM at WR offices.
- Stray cats have been roaming and defecating around the north end of the community. Two homeowners have complained that a homeowner is leaving food out for the cats and wants to trap and neuter them. The homeowner has been asked to stop leaving food out but continues. Traps have been left out along with food. The Board considered adding a rule that forbids pet food out. The Board can add a new rule as long as it doesn't conflict with

governing docs, and must provide a 30 day notice. Natasha makes a motion to make a rule that pet food cannot be left outside. The motion did not pass.

New Business

- Ashley Conlin introduced herself as the new WR rep for Aspen Village HOA. All welcomed her.
- Landscaping comments – A board member commented that the landscapers are not blowing the patios. Some trees may need trimming. The tree near 832 needs to be trimmed so it is does not become a hazard. Cathy mentioned that the Board is to report any trees touching a building to Wasatch for trimming. This is an insurance requirement. Natasha recommends contacting John at Wasatch if there are issues, he is responsive to the Board's landscaping needs and concerns.
- 703 unit has a bullet hole in the window facing Gramercy that has not been repaired despite several notices and fines. Amber to check with Jenny about what has been done. Obtain a bid on the HOA replacing the window.
- Randy mentioned that the basketball backboard needs to be replaced. The HOA Board discussed options. WR to inquire with Lifetime about what options are available for that model and size basket ball stand. Are there more durable options, other than the original glass backboard, available? Will Lifetime install the new backboard?
- AppFolio fee removal – WR sent an email to Board Members that AppFolio has an option to reduce the \$2.49 month software fee that homeowners are currently paying for the auto pay. The Board discussed the options. Option: the HOA pays \$1 a month per unit and then the homeowner does not pay a \$2.50 monthly fee. Amber mentioned that WR is moving to a new bank, which may have online payment options without a fee. The HOA Board will wait until WR makes the transition and revisit the fees then.
- Reinvestment fee – Previously WR reported that to initiate a reinvestment fee the CC&Rs need to be updated, which requires a HOA vote with 60% of homeowners approving the change. The maximum reinvestment fee would be ½ of 1% of the home sales price. This will provide additional income to the HOA. The Board will present the change at the Annual Meeting in January. Natasha made a motion and all approved hiring the attorneys to work on the language and process to update the CC&Rs. Motion passed. The Board can send out letters explaining the change to homeowners with the annual meeting notice and ballots.

Meeting Adjournment

The regular HOA Board Meeting closed at 7:50 PM.

Executive Meeting

An executive meeting was called to order. The Board reviewed delinquencies, then adjourned at 7:58 PM.

Next Meeting

A special meeting is scheduled for August 17 at 7:00 PM at WR offices for the board to meet with Insurance Reps prior to insurance renewal.