

Aspen Village HOA Board Meeting Minutes May 2026

Call to Order

Trevor called the Aspen Village HOA Board Meeting to order at 7:05 P.M. May 18, 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: Shelley Terrell from Welch Randall.

Minutes

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

Financials

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

Business

- Community Beautification – Entrances' landscaping improvements are done, but the lights are not working. The Board approved WR to get a bid to repair the lights.
- Broken Basketball backboard – WR to send an email. There is camera coverage which shows a youth throwing a rock and breaking the backboard. The youth is not identified or where he lives. Natasha will file police report online. WR to send an email to the community asking for everyone's help in gathering information regarding the vandalism. The Board will consider replacing the backboard with a non-glass backboard in a few months.
- Update foreclosure Unit – Cathy reported that Utah Housing Corp has ownership of 825 E 760 N and is late paying the dues. WR to request Jessica follow up.
- Foundation Issues – the Board discussed concerns that certain buildings may have foundation issues. Karyn received conflicting reports from different contractors and experts (one stated the building is not sinking, one stated a corner is sinking and another the whole building is sinking). Trevor suggested we can hire a state certified building inspector company to evaluate the foundations for all the buildings. WR to check on the cost and ask Brad Randall what he recommends. Natasha mentioned that a French drain could divert water from buildings that have water pooling nearby.
- Paint the curbs and bumps – Cathy will do some research to determine how the HOA painted the curbs and bumps in the past and get back to the board.
- End unit down spout is disconnected and hanging off the side of the house. Cathy to send WR a picture.
- Reinvestment Fee - Attorneys said it needs to be voted on with 51% approved. We are not impacting homeowners and we may be able to get support. The HOA attorneys can draft the wording of the amendment and then it gets voted.

- Asphalt slurry bids - Shelley to get bids from American Home Maintenance (Shane) and will get a 2nd bid. Shelley recommended the Board walk thru with the vendors.
- Broken window - 703 has not repaired the window. WR to continue to fine the homeowner. An option is that the Board can request a vendor install a new windowpane and bill the homeowner.

Meeting Adjourned

Trevor made a motion to adjourn the Aspen Village HOA meeting at 7:55 p.m. Bonnie seconded. Next meeting if scheduled July 21 at 7:00 p.m.