

*Aspen Village HOA Board Meeting
Minutes March 2026*

Call to Order

Natasha Jackson called the Aspen Village HOA Annual Board Meeting to order at 7:06 P.M. March 23, 2026.

Roll Call

All board members were present: Bonnie Sass, Cathy Fuentes, Karyn Webster, Trevor Allen and Natasha Jackson and Shelley Terrell from Welch Randall.

Minutes

Cathy Fuentes previously sent a draft of the Aspen Village HOA Annual Homeowners Meeting January 2026 Minutes by email to the board for review and approval. Minutes were approved by email and to be posted online by WR.

Financials

Shelley reviewed the Aspen Village HOA Financial Statements: Balance Sheet, Income and Expense Statement for February 2026 prepared by Welch Randall. Karyn made a motion to approve, Trevor 2nd the motion. All approved. Motion passed.

Business

- Pest control – scheduled for Friday, March 27. Contractor is to spray along foundations and then soffits. Everybody is having a problem.
- Landscape entrances – bid has been received and we're ready to go. Wasatch will notify Cathy of the schedule. Cathy will text the board members. HOA Board members have the option to meet with Wasatch and suggest placement of the plants. Cathy made a motion

to approve the bid from Wasatch, Natasha 2nd the motion, all approved.

- Playground clean-up and paint the curbs – It was suggested the HOA Board promote a Community Night and ask homeowners to come out with rakes to help level playground. Wait on sand.
- Lawn care – It was suggested the HOA send out a notice to homeowners that toys are not to be left out on the lawn. Landscaper will be mowing regularly and toys cannot be left out.
- HOA Transfer Fee – WR to contact the HOA attorney to review the HOA's CCRs to determine if a transfer fee is allowed and how to implement it. Shelley commented that typically HOA Transfer Fees range from \$250 to 2% of sale price. Cathy made a motion to approve hiring the attorney to review the CCRs and Transfer Fee implementation, all approved.
- Rules for access to camera footage – the board discussed situations for access to camera feeds. It was suggested the board come up with a rule for homeowners' request for access to camera footage. HOA Board members have access to cameras for safety and violation issues.
- Bullet hole in window – Notices and fines have been sent to the homeowner at 703 in August, October, November, January and March. There has been no response. The bullet hole has progressed to a crack down the length of the window. The Board discussed options. Shelley to talk to Jessica and will let us know. Jessica will turn over to collection attorneys to advise the board.
- Asphalt bids – the Board discussed the Reserve Study item to have the roads sealed. It was mentioned there were several spots not done correctly when last sealed. Shelley suggested the Board take photos of puddling areas. Shelley has two vendors to walk around with the board.

- Drainage issues and foundations – a homeowner at 832 and 834 and 836 breezeway reported water pooling and drainage issues that may be affecting foundation. It was suggested that Wasatch Lawn take a look and consider French drains. Shelley to get bids from American Home Maintenance (Shane) and will get a 2nd bid to reevaluate water drainage and foundation. What buildings have foundation concerns. Evaluate foundation and drainage. Walk about when it rains.

Meeting Adjourned

The next meeting will be May 25, 2026 at 7:00 p.m. The Aspen Village HOA meeting adjourned at 7:58 PM.