

**Aspen Grove Homeowners Association
Board Meeting
March 13, 2013**

Laura Rench, President, called the Board meeting to order at 7:08 p.m. at her house.

Those present included Laura Rench, Steve Heard, Jeff Swanson, Reggie Jackson, Susan Nelson, Stephanie Day, Bruce Anderson, Gary Ames, Mark Miller and Susan Rench.

Minutes from the April 2 and April 22, 2012 Board meetings were motioned to be approved by Stephanie Day and seconded by Bruce Anderson. The motion passed.

Election of Officers: Steve Heard chose to stay on the Board. Bruce Anderson nominated him, Gary Ames seconded the motion, which was approved. Stephanie Day is leaving the Board; Susan Nelson will replace her. Laura Rench investigated a management company handling the Association business instead of the Board. Costs would be \$250.00 to \$400.00 per month. A voluntary Board would still be in effect. The management company would handle finances, bids, enforcement, invoices, and collect dues. Mark suggested another choice – dissolving the association. Gary talked about getting the website communication active to let homeowners be aware of these options.

Unfinished Business: The next annual Aspen Grove Homeowners Association meeting will be held at 4:00 p.m. at the basketball court on Sunday, April 28th. The next Board meeting will be at 7:00 p.m. at Laura's house. *on Thursday, April 25, 2013.*

Trees –Mark Miller and Susan Nelson reported on their findings. This project is targeted for the spring, 2014. The TAG needs 6 weeks to gather information. Steve talked to Angelo Bonomi from the City of Kenmore. (1) Almost all trees are on city right-of-way. (2) The City is willing to help. Possibly the Kenmore arborist will remove, replace, or get a good deal for the project. (3) The City expects maintaining an aesthetic area, and preservation of a boulevard look of trees. The Plat Development deals with every tree planted no more than 40 feet apart.

Angelo has a list of recommended trees that can be planted. The Association is responsible for planting. The Plat Development of 2002 between the City and the developer requires a legal standard. As of 2011, the developer vacated the bond money.

We need to meet with City approved arborist, Patrick Sees. He can recommend a type of tree to maintain consistency. He has insight into the City's process. He can select 3 trees to present to the homeowners.

The HOA is liable for the 2 trees already cut by Jeff Swanson and Reggie Jackson. Agreement was stated that it is not appropriate to disregard the ACC in this matter. Mark suggested we “stand down” from confrontation with the neighbors. He stated the City probably is not interested in taking action. Angelo Bonomi is the Code Enforcement Officer. The worst case scenario is a \$2,000.00 per inch of tree and/or HOA financial

liability. The City apparently will not deal with these two homeowners if the HOA decides to go ahead with our own tree project.

Gary asked if some of the impacted homeowners could go ahead and remove the trees in their yards. Bruce pointed out (1) if HOA votes no on the project, the City would get involved. (2) If HOA votes yes, could some do the project themselves immediately and the HOA underwrite others? This project is a 2 tiered removal and replacement.

Jeff asked about the bid to remove trees and grind stumps for 20 trees - \$3,700. We need to get 3 bids involving every tree for removal and digging stumps.

TAG will bring the results to the next Board meeting. We need to e-mail Susan Nelson with any questions or concerns needed to be addressed by the 3 contractors. What we do will be determined by the TAG recommendations.

New Business: Mark reported on the community website. He will update it and post the CC&R's. Laura felt it is the Board's responsibility to provide information to the homeowners. The website cost is \$72.00 for 2 years. The website will include contact information, CC&R's (possibly summarized), Rules & Regulations, By-Laws, Articles of Incorporation, and ACC information. Bruce moved, Susan Nelson seconded the motion to update and pay for the website. The motion was approved.

Fence – The fence surrounding the community needs to be power washed and stained. In 2007 we paid \$3,800.00 for that job. Bruce will find the company that did it before. A work party was also suggested. Stephanie volunteered to work on getting information by the next board meeting. Money will be of concern with the tree project coming up.

Budget: If the tree project goes forward, we will need dues in addition to a special assessment of approximately \$465.00. The budget will need to be decided at the HOA meeting due to a possible vote on the tree removal project. Stephanie moved and Bruce seconded a motion to increase dues by 25%. Dues would be ~~\$373.00~~ with May 31 for half and August 31 for the remaining half. *\$273.00*

The CC&R's state dues are to be collected by the calendar year so we may need to change our dates.

Renters – Homeowners renting out their homes are required to have a copy of their lease/rental agreements on file with the Board. A reminder notice needs to be sent to these 5 owners. Susan will send this letter with invoices.

The meeting adjourned at 9:15 p.m.

Respectfully submitted,

Susan Rensch
Susan Rensch, Secretary