

**Aspen Grove Estates Homeowners Association**  
**Board Meeting**  
**April 25, 2013**

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

Those present included Susan Rench, Laura Rench, Stephanie Day, Mark Miller, Steve Heard, Bruce Anderson, Gary Ames, Susan Nelson and Clif Renberg.

Minutes from the March 13, 2013 Board meeting were read and corrected. The date of this Board meeting needed to be added. The proposed dues should be changed to \$273.00 rather than \$373.00.

Fence: Stephanie reported contacting a number of companies from Angie's List, with 3 replying to pressure wash and stain the community fence, bids attached. Some companies will not work with HOA's due to liability and dissensions. The first bid would repair or replace post caps, and thoroughly repair what is necessary. The second bid was responsive and provided references; Water needs to be used from homeowners. The third bid provides its own water. We need tarps placed on the inside of fences to protect owners' plants. This is a 2 phase summer project – cutting outside foliage and pressure washing/staining. Specifically, Barzare's bamboo needs to be cut. We would have a choice of stain. One bidder stated the current stain is one that ages well; the stain life is 6 years. Gary suggested we not do the walkway due to needed structural repairs. The HOA owns the walkway, the homeowners own the fence. Stephanie recommended the first bid, but the Board wants a more detailed bid. She will see if bidder 1 will match the details of bidder 2. We need to make a decision on Sunday at the HOA meeting and schedule since we face the risk of not being able to contact bidders during warm weather. Casey Jorgenson and Christina Barzare need to be contacted regarding fence repairs if we are to stain that portion of the fence. Gary prefers to wait on this project. His priority is the tree project. We talked about incidents like the fence happening that are usual to communities as they age. Bruce indicated the budget can cover the fence project this year if we go with the first bidder. There would likely be an assessment next year for the tree project. Gary noted the community is 10 years old, and we now need higher dues for projects since we previously lowered dues. It was determined this project would be presented at the HOA meeting on Sunday to choose priorities.

Management Company: Laura stated we need to get more people involved in the Board. The same people seem to be doing the work consistently. Previously, hiring a Management Company was discussed and will be brought up at the HOA meeting.

Trees: Mark, Clif and Steve reported for the TAG. Mark indicated Patrick Sees will likely attend the HOA meeting Sunday. He is the Kenmore Consulting Arborist, and a Kenmore resident. We have trees entering the problem age at 15 years when the roots begin to cause problems. The trees were originally planted to provide a canopy for the blacktop and to make the area cooler in the summer. The arborist indicates the trees must be replaced. Angelo Bonomi, from the City of Kenmore, has been flexible

in the discussion of the project. The City and the federal government have concerns with global warming and make decisions that affect local communities. We can choose trees from a list of 30. The Snobell tree is cultivated to grow vertically with roots growing vertically, as well. This would be a good choice for our purposes. Patrick has made a quote of \$480.00 for removal and replacement of trees. Other bids were around \$500.00. This project is viable for 2014. Patrick would be a good choice since he works with the City and that relationship would make it easier for our dealings with the City. Additional fees will be involved for the permits, etc. Trees on 75<sup>th</sup> Avenue N.E. may not be involved. Homeowners would be responsible for restoration of their property.

A 2 phase project would likely be necessary. The aesthetic tree replacement would involve removing and replacing all trees; or we could prioritize the endangering trees and remove/replant them first and the remainder later. The 2 phase project could possibly require 2 special assessments. Owners could do the removal themselves, but they would still be responsible for the assessment.

Bruce indicated the previous bid for the project was \$4,400.00 plus permits, taxes, etc. significantly lower than present bids. Also, that bid did not involve an arborist. Today's dollar cost is estimated to need an assessment of \$461.00. Dues could be raised from \$273.00 to \$346.00 with a \$225.00 special assessment. We could do the fence project this year and Phase 1 of the tree project in 2014 with dues and assessment, and Phase 2 in 2015 with no additional assessment. The Board decided to present the tree project at the HOA meeting on Sunday with a Yes/No written vote for (1) the tree project and (2) all at once or 2 phases.

Gary wants the tree project to go forward and use the \$3,700.00 in the budget and leave the fence project to be addressed in 2014. Mark moved and Gary seconded a motion to do so. The motion passed. Mark indicated we could do the fence in 2015 or 2016. If we do it in 2014, we need a special assessment.

Clif moved and Steve seconded a motion that the phasing begin in 2013 and that we work with the arborist on prioritization of trees replaced. We would continue the project in 2014. The motion passed.

At the HOA meeting Sunday, we will have a paper vote for these issues.

Susan Nelson suggested as have a neighborhood BBQ. Mark moved and Gary seconded the motion to do so. It was decided this would be a good way to unite the neighborhood. We should have this after July 4<sup>th</sup>. This will be discussed at the HOA meeting.

Mark moved and Stephanie seconded to adjourn the meeting at 8:55 p.m.

Respectfully submitted,



Susan Rench, Secretary