

**Aspen Grove Homeowners Association  
Board Meeting  
March 15, 2016**

Laura Rench, President, called the meeting to order at 7:12 p.m. at her house.

Those present included Laura Rench, Susan Nelson, Robby Wasserman, Susan Rench, and Steve Heard.

The minutes from the October 29, 2015 Board Meeting were approved. Laura Rench made the motion and Steve Heard seconded it.

**Old Business:**

Our 2016 project involves the repair, cleaning and staining of the exterior perimeter fence on NE 205<sup>th</sup> and 76<sup>th</sup> NE. We want to keep the integrity and continuity of the fence; therefore, we agreed this project needs to be professionally done. It would also not be a good idea for homeowners to do the necessary work on the fence due to liability. Susan Nelson volunteered to get bids for the project before the annual HOA meeting; however, before she can proceed, we need clarification regarding the responsibility for necessary repairs of the perimeter fence and the community pathway. The Board will schedule a meeting before the annual HOA meeting to confirm our recommendations. Susan Nelson remembered that Christina Barzare and Casey Jorgenson put up their own fences on each side of the community pathway; therefore, their successive homeowners would be responsible for any repairs which need to be completed before the fence project begins. We determined the HOA is responsible for the exterior perimeter fence project. (A determination needs to be made whether the HOA will stain the fencing along the pathway at our expense or the expense of the homeowners.) The ACC needs to deal with all the homeowners to complete their repairs prior to the project beginning. We will attempt to give homeowners the option of staining the interior of each of their fences at their own expense. Hopefully, the firm we select will give each homeowner a reduced cost. We strongly recommend each homeowner continually maintain their interior perimeter fence in order to maintain the integrity of the fence. Susan Nelson suggested we add a line item to the budget for HOA fence maintenance to make ongoing repairs. She also suggested that we plant trees on each side of the community pathway as a safety measure.

**Budget:**

Robby Wasserman reported that the 2015 taxes have been taken care as of March 14, 2016. He proceeded to go through the current budget. Susan Nelson recommended we build three line items into the budget to insure better maintenance of the common trees and shrubs, the tot lot/basketball court, and the exterior perimeter fence and pathway, possibly \$1,000.00. We need to increase dues to build up the reserves and to add the line items. We agreed to raise dues to \$525.00 this year, about a 23% increase. We will vote on this at a short meeting before the HOA annual meeting after receiving the fence bids.

**Annual Homeowners Meeting:**

The 2016 annual HOA meeting will be held on Sunday, May 1, 2016 at 4:00 p.m. at the basketball court. Homeowners need to be made aware we will be making the final decisions regarding the fence project at that meeting. The Board will hold a meeting at 3:30 p.m. at Susan Nelson's house prior to the HOA meeting.

**New Business:**

Items to be discussed at the annual HOA meeting include:

No parking on the street, Garbage cans out of sight, No livestock, Constant Adult supervision of children and pets playing in the street, and lawns.

Susan Rench brought up the subject of the poor condition of some of the lawns. Susan Nelson reported the correct handing of this is to file a complaint, available on the website, with the ACC. Unfortunately, the website has been unavailable periodically so a complaint form has not been available. The ACC has guidelines regarding the state of lawns, however, there is no way to enforce that. Susan Rench added it would be helpful to make homeowners aware of their specific responsibilities at the annual HOA meeting. Susan Nelson indicated that the ACC cannot act without standards, which we do not presently have. We need an action plan to put that into place. Laura Rench moved and Susan Nelson seconded that the ACC be tasked to come up with standards before the annual HOA meeting. The motion passed. The ACC will need to meet and report their meeting date and action plan to Laura Rench by March 31, 2016. Final decisions should be available at the Board meeting on May 1, 2016.

We agreed to research finding someone to manage our website or to help back up Mark Miller with the website and related cost. Susan Nelson moved to have Mark handle this because of his knowledge and contacts. Steve Heard seconded the motion, which passed.

The meeting adjourned at 8:24 p.m.

Respectfully submitted,

Susan Rench, Secretary