

**Aspen Grove Homeowners Association
Board Meeting
August 25, 2016**

Laura Rench, President, called the meeting to order at 7:35 p.m. at Susan Nelson's home.

Those present were Laura Rench, Susan Nelson, Mark Miller, Steve Heard, Robby Wasserman, and Susan Rench.

The minutes from previous board meetings on February 1, 2016 and March 15, 2016 were approved. Robby made the motion and Susan Nelson seconded it.

Old Business:

Fence – Mike Oyunbaatar of M&S Zorgol LLC will make a bid on Sunday. Previous original bids for repair ran from \$10,000 to \$20,000. Bids for replacement ran from \$20,000 to \$25,000. Robby preferred to repair the fence. Mark indicated the fence posts probably need replacement. He questioned the difference between repair and replacement. Susan Rench considered the expense of some repairs now and replacement later. Would the cost of repair be almost the same as replacement later? Susan Nelson reported some homeowners are paying for their own repairs. The HOA needs to take responsibility and have a maintenance plan for fence owners. The City of Kenmore and Kind County need to maintain the vegetation and possibly plant some trees. Ideally, there should be a buffer area between the fence and vegetation (due to rat infestation) similar to other fences in the area. We will probably not get the City or County's cooperation to maintain the fenced area with buffered areas. Robby wondered if the yard maintenance people could maintain some of the area outside the fence.

Laura expressed concern of the legality of requiring the HOA to maintain the fence. Not all homeowners want to pay for maintenance if they have no fence. Is there money in the budget for this? Mark indicated the HOA is to protect the outside of the fence and the inside is the individual homeowner's responsibility. He noted it is the City and County's responsibility to maintain the vegetation on their property. Susan Nelson feels we should table the fence project to get bids, requirements, and make decisions. We could use some current funds for other necessary projects. Laura feels we need a finite time for the fence with budgeting.

Robby indicated we have \$4,500.00 allotted for the fence and \$2,000.00 in reserves set aside. It could take 4 to 5 years for fence money from dues with a target completion date of September, 2019. Susan Nelson said we could do it in 3 years if some homeowners would pre-pay dues if we needed to (similar to the previous tree project). We could do that if there were no new expenses.

Susan Nelson indicated Mike could maybe make a bid on a gravel foundation outside the fence now. We will continue progressing on the fence, with a target completion date of 2019, since we need to get ideas and make decisions. In the meantime, the Board will

address ideas on the fence regarding homeowner's property and responsibility. The Board will deal with any issues on an individual basis. Our current action plan is to get Mike's bid on Sunday and report to the Board. Mark indicated we could get pictures which show the gravel bed/strip for the County and City.

Project List –

1. Washington Lawns is doing the landscaping currently. They are costly and the work is not satisfactory. We decided to go on a month-to-month basis temporarily. Bryan from Washington Lawns is very particular about this and feels the HOA is not keeping up our investment in their work. Susan Nelson will get a bid from Mike, and we agreed to do the work if it is under \$200.00 monthly. We need to address issues on the Aspen Grove entry and the tot lot. The issue of the area in front of Clif's house will be revisited later.
2. Susan Nelson felt we need communication with the homeowners in a monthly Newsletter. Renters also need communication. She will check with Jodi Pugsley on this.

The meeting adjourned at 8:53.

Respectfully submitted,

Susan Rench
Secretary