

**Aspen Grove Homeowners Association  
Board Meeting  
June 8, 2017**

President, Laura Rench, called the meeting to order at 7:04 p.m. at the sport court.

**Present:** Laura Rench, Mark Miller, Steve Heard, Susan Rench, Ruth Caldera, Jeff Swanson, Kristin Swanson, and Dejan Tomasevic.

**Notice of Meeting:** Notice of the June 25, 2017 meeting will be mailed on June 9, 2017. Mark indicated actually no meeting is required. Changes to the CC&R's require 75% of the homeowners, which would be 20, agreeing on the proposals. The changes need to be in writing, in recordable format. Mark stated having a proxy vote would be questionable.

**Proposal 1:** 5.4.5 in CC&R's. We talked about changing the CC&R's to indicate each homeowner with a perimeter fence needs to be responsible for maintenance. The exterior perimeter fence needs to be uniform and there need to be consequences for non-compliance.

Uniformity – the solid stain color Sable by Behr will be the required color. Homeowners will repair and/or replace slats and posts as necessary to maintain uniformity.

Timeline – Repairs and replacements need to be completed as necessary. Memorial Day 2018 will be the required date for completion of repairs, replacement, and staining. Thereafter, every 5th Memorial Day will be date for completion of staining using the Behr Sable stain.

Consequences - If a homeowner does not comply, the Board will arrange for the work to be completed at the expense of the homeowner. If not paid, a lien will be filed against the homeowner.

**Proposal 2:** Parking on the street has become a hazard in certain areas of the community. Steve volunteered to contact the Fire Department for help.

Uniformity –Vehicles cannot block driveways or passageways. Community vehicles, emergency vehicles and servicing vehicles need to have adequate space to drive through. Vehicles should not be parked directly across from each other.

Timeline - Parking will be allowed for 4 hours at a time in any one place.

Consequences – A homeowner being aware of violations of this proposal shall place an adhesive warning on the vehicle and notify the Board. A second violation will require a \$25.00 fine by the Board. A third violation will require the Board have the vehicle towed.

**Proposal 3:** CC&R's state that garbage cans should be out of view from the street. A few homeowners are in violation of this CC&R. The proposed change will be that

garbage cans must be placed behind the front edge of the house by the day after garbage pickup.

Uniformity – Garbage cans may be in view from the street, but must be behind the front edge of the house.

Timeline - For safety issues, the cans must be removed by the following day of garbage collection. Presently, garbage collection day is Monday so cans need to be removed by Tuesday morning.

Consequences – a homeowner aware of violation of this proposal shall place an adhesive warning on the garbage cans and notify the Board. A second violation will require a \$25.00 fine by the Board. Subsequent violations will require a \$25.00 fine by the Board, with a lien placed for non-payment.

**Proposal 4:** Electronic communication by the Board will be allowed for Board meetings and other purposes, and for communication to homeowners. Notification of meetings will continue to be sent by mail as required.

An e-mail from Susan Nelson was read by Mark. She would like to see more than one meeting annually for the HOA. The beautifying of the entrance is being done. She wants the community to be homogenous. The ACC should use means of communication to present more clear standards.

The HOA special meeting will be on June 25, 2017 at the sport court at 4:00 p.m. A notice will be sent to all homeowners. At the end of the meeting, we will hold an individual paper ballot for all 4 amendments of the CC&R's. A majority of 75% of all homeowners is necessary to legalize the amendments. For those not present at the June 25<sup>th</sup> meeting, the ballot will be available on the website and must be returned to President, Laura RENCH, by July 1, 2017 or the homeowner's vote will not count.

The meeting adjourned at 8:28 p.m.

Respectfully submitted,

Susan RENCH  
AGHOA Secretary