

**Aspen Grove Estates Homeowners Association  
Board Meeting  
April 4, 2018**

President, Laura Rench, called the meeting to order at 7:32 p.m. at Susan Nelson's house. Present: Laura Rench, Steve Heard, Susan Nelson, Chris Sivesind, Robby Wasserman, Susan Rench, Mark Miller and Jodi Pugsley.

Mark Miller motioned that the minutes from June 8, 2017 and May 7, 2017 be approved. Susan Nelson seconded the motion which passed.

**Election of officers:** Laura indicated Robby's term as treasurer expires this year. He is hesitant to return as this is a large job. He will return if no one else volunteers. If we need to hire that position, it would likely cost several \$100 per household monthly. Mark motioned we waive the treasurer's annual dues, but no other fees, and that needs to be added to the proposed Ballot to change the CC&R's. Susan Nelson seconded the motion which carried. Susan Rench nominated Robby as treasurer recommended by the Board. It was also decided to add 2 At Large members so we can rotate some terms in order not to have a whole new Board in 2020. Chris Sivesind and Jodi Pugsley volunteered for those positions. This will be discussed at the annual HOA meeting in May.

**Budget:** Robby distributed a proposed budget to be discussed. He indicated a large one-time increase in the water bill. The water system needs to have the timer controller replaced, estimated around \$300.00. Mark authorized Robby up to \$500.00 for those repairs. Chris asked if the electric bill could be reduced if we get the street lights replaced with LED bulbs. Jodi volunteered to contact Puget Sound Energy regarding this.

Robby proposed 2018/2019 dues of \$425.00 which supports expenses. \$525.00 could not be justified, but we do not want to go lower than \$425.00. Mark motioned and Laura seconded the motion, which carried. This will be IF the CC&R's are changed to determine that individual involved homeowners be responsible for their fence.

Current landscaper, Izzy, does not seem to be doing an approved job. There seems to be a problem with his billing. He has not been paid because he's not sending bills to the correct home as directed so he may or may not return. Susan Nelson and Chris will check on his maintenance job at 1 time per month in the winter and 2 times per month in summer. Jodi indicated we need to have a contract with specifics for this job. Chris volunteered to help clean up the area and Tot Lot, etc. A work party was suggested and Susan Nelson requested a thank you budget for pizza and beverages. Mark wants to contact people at the HOA annual meeting for this work party. Robby would like to post a notice by the mailboxes and Jodi volunteered to hand out notices to each house.

Fence – Currently, the HOA is responsible for the perimeter fence. Last year, some members of the community did not want that expense and recommended each involved homeowner be responsible for replacing and maintaining the fence. Tonight Laura distributed a proposed ballot which would be sent with the annual HOA meeting notice.

Susan Nelson noted that, initially, most homeowners were in favor of the HOA replacing and /or maintaining the fence. However, last year when the bids came in around \$30,000 and higher, many of the neighbors who do not have fences were not in favor. Robby indicated he also feels the community has lost faith in the Board. At this time, Laura commented that some homeowners have made "Snarky" remarks about the No Parking signs that the City put up on the north side of the street. The Board has felt shock regarding the community backlash and Laura will bring up at the annual HOA meeting that the Board is working for the community to accomplish what they want.

Jodi asked about landscaping outside the fence. That is a City/County easement, although they have no concerns if we want to maintain it. She feels this is a major concern regarding the community look. We decided to ask the homeowners at the annual HOA meeting if they want to invest money in this project. Susan Nelson reminded us that last year we decided to have a \$2,000.00 reserve budget for some maintenance. She made a motion that we stay with Davey Trees for tree maintenance/and for replacement of the Tomasevic tree that did not survive. Laura seconded the motion, which carried.

The sample ballot (which will include a place for signature, date, and address) will be sent to all homeowners and will include adding Board e-mail contact to change the CC&R's. Notice of meetings will still need to be mailed. Robby does not feel we should have the garbage can issue and wants it removed from the ballot. Susan Nelson feels the community needs to follow the CC&R's, but the Board should not police the issue. Susan Nelson moved we remove the issue from the ballot and Mark seconded the motion which carried. Jodi suggested we remind the homeowners about their garbage cans. She suggested a sense of pride in the community, and that homeowners will follow the rules. If the garbage cans continue to be an issue, it will be put on next year's agenda.

Jodi volunteered to contact the City regarding the amount of traffic on our small street. It may be that people are looking for a continuation of 204th Place rather than a dead end. Mark suggested an unintended consequence of this may be the placement of a Dead End sign right in front of the Aspen Grove sign if the City decided to place one on our street.

**New Business:** It was decided that the maintenance on the sprinkler system be a line item on the budget.

**Annual HOA meeting:** We will hold the annual HOA meeting on Sunday, May 6, 2018 at 4:00 p.m. at the Sport Court. A notice will be mailed next week, including the proposed budget, the ballot and a notice for any contact information change.

The meeting adjourned at 8:49 p.m.

Respectfully submitted,

Susan Rench, Secretary

