

Aspen Grove Homeowners Association
Board Meeting
September 17, 2018

President, Laura RENCH called the meeting to order at 7:06 p.m. at Susan SIVESIND's home.

Present: Jodi Pugsley, Susan SIVESIND, Mark MILLER, Steve Heard, Laura RENCH, Susan RENCH.

Minutes from the two meetings held on May 6, 2018, before and after the annual HOA meeting, were presented. Laura moved the minutes be approved and Steve seconded the motion, which passed.

Old Business: Fence – Jodi, Susan S. and Susan R. presented bids for the fence project from M&S Zorgol (Mike) and Economy Fence. We decided the bids were comparable in scope. Mike's bid was \$40,213.63 and Economy was \$27,775.00 without staining. Susan S. feels we should instead pursue a sustainable fence repair lasting approximately 5 years. During that time, we could build a contingency fund to replace the fence and other projects. Mark indicated we need to continue to use the high end dues in order to form a contingency fund. The standard for linear foot fencing without staining is \$40 - \$50. Staining is \$8 per linear foot. Mark indicated the fence project be treated as a repair for economic reasons, which we discussed. Laura moved we accept this fund, and Susan S. seconded it. The motion passed.

We discussed the vegetation issue outside the fence. The exact ownership development is rather vague, however, apparently the land is now the property of the Aspen Grove HOA. Previously, the 10 feet of land belonged to the city of Bothell, or Kenmore, or King County. Jodi felt we need to present at the annual HOA meeting - what is the most cost effective way to maintain this vegetation? The issues are rodent control, fence replacement, and fence maintenance. Mike and Mr. Phan could give us a ballpark figure on major cleanout and maintenance. Susan S. and Mark will contact them in November and we will likely have another board meeting once we receive bids.

Jodi brought up board meeting dates described in the By-Laws. Mark indicated since we have no record of the By-Laws ever being recorded, we go by the CC&R's. Our fiscal year starts in second quarter, so we have been holding board meetings according to CC&R's.

Rodents – we've had a number of rodents in the neighborhood. We e-mailed the homeowners regarding this and had little response. Susan S. moved this is no longer an HOA issue, Mark seconded the motion, which passed. Homeowners will now be responsible for their own rodent control.

Work Party – Susan S. indicated this was a successful project. All the plants are alive! and Chris S. has been sprinkling the area by hand (thank you!). Robby Wasserman replaced the timer on the sprinkler and we thank him for that and for saving us a lot of money. Susan S. also indicated the sprinkler people have been unresponsive, and are located 85 miles away, so we likely need to find someone else. She also noted there is some old Tot Lot wood that needs to be disposed of. Mark volunteered to dispose of the 25 planks at Pacific Topsoil. A huge Thank You to all for the work party.

Since we need to budget for the contingency plan, we discussed an HOA general contractor and landscape contractor, along with possible referrals on our website. Steve moved and Susan S. seconded that we list Mike and Mr. Plan as our primary contacts. The motion passed with 4 yes and 1 abstaining. We discussed raising Board discretionary spending to \$5,000.00.

The ACC has a request for installation of solar panels. Since this is a relatively new type of project, there need to be some discussion. Jodi has some RCW's which explain rulings and requirements of installation and HOA responsibility. She will forward to Board members.

Susan S. suggested we have more work parties to help promote our community feeling. We discussed some afternoon, evening, week-end parties, most likely in the spring and summer. We can also use this to construct the sign box for HOA notices. A social committee needs to be set up and a request for this can be sent with the updated contact list to all homeowners.

The meeting adjourned at 8:38 p.m.

Respectively submitted,

Susan Rench
HOA Secretary