

**Aspen Grove Homeowners Association  
Board Meeting  
March 25, 2019**

Laura Rench, President, called the meeting to order at 6:32 p.m. at Susan Sivesind's home.

**Present:** Laura Rench, Susan Sivesind, Robby Wasserman, Steve Heard, Chris Sivesind, and guest Mike from M&S Gorgol, LLC. Steve took his hat off when Mike came in.

Susan Sivesind motioned last meeting's minutes be approved, Robby seconded the motion, which passed.

**Old Business:** HOA dues, if raised 25%, would be \$656, rounded to \$650, which would bring in \$16,900 this year. Operating budget is \$11,000. \$5,500 this year and \$17,600 currently. \$1200 to Mr. Phan for yard expenses this year, equaling \$20,000 plus tax for the fence, which is a total cost of \$45,000.

It would not be good for homeowners to help with the fence due to liability based on timing, injury, nails posts. Possible dues, if raised 25% each year for next 3 years, would be \$650, \$800, and \$1,000. We could have 10 people pre-pay by the end of the summer to do half the fence soon, and half later this year. Susan asked if Mike could float us the money, but he is unable to do so. The fence is not if, it is When?

Possibilities: (1) \$2,000 assessment due with dues. (2) 10 volunteers pre-pay by September 1. \$2,000 worth of dues equaling 2.5 years. (3) Over the next 2 years we could to max out dues so by 2021, we would be paid up. Steve asked if we can borrow funds. Per declarations, we can borrow from homeowners.

Ultimately, the Board decided we will present the following options to the homeowners at the annual meeting.

1. Assessment - \$1,000 Mandatory
2. Dues – 2019 \$650 (25% increase) Mandatory
3. Dues – 2020 \$800 Pre-pay Option
4. Dues – 2021 \$1000 Pre-pay Option (if needed)

Current balance	\$17,600
2019 dues expected	\$16,900
Total	\$34,500
Annual operating	\$11,000
Now available	
For fence	\$23,500

We paid \$3,200 for emergency fence repairs, which was very expensive.

Mike will give us the following bids for the fence:

Bid 1	stop sign to trail	
Bid 2	trail to bottom of 76 <sup>th</sup>	Bids 1 & 2: \$45,000 - \$50,000
Bid 3	optional homeowner add-ons	
	(1) Per foot price for fence	
	(2) Weed barrier under fence	

**New Business:** It was suggested we put up railings by the walkway stairs. We could suspend our tree fertilization for a year to cover this cost.

There are lots of opportunities to get involved. We will need to replace Jodi Pugsley as an at-large board member. We need to find someone interested in being Treasurer. We could add an assistant treasurer position, and we would be happy to take volunteers.

As a reminder, because we have a lot of new homeowners, there is a process with the ACC. When homeowners ignore an ACC request and receive a 3<sup>rd</sup> notice in writing and still do not comply, please remember we can pay for it thru the HOA and put a lien against your house. We are not trying to be mean neighbors, but the cost of the lien is more likely more expensive than the cost of the request.

What do homeowners want from the HOA going forward? More social events? Community events, Philanthropy? A social chair position? Maybe a progressive dinner with a theme around Halloween?

The meeting adjourned at 7:15 p.m. Steve gave his proxy to Susan Sivesind.

Respectfully submitted

Susan Rench  
AGHOA Secretary