

Aspen Grove Homeowners Association

Board Meeting

July 20, 2021

The meeting was called to order at 6:08 pm at Susan Sivesind's home.

Present were Susan and Chris Sivesind, Jodi Pugsley, Susan Rench, Dejan Tomasevic, Robby Wasserman, Mark Miller, and Steve Heard.

Mark moved and Susan S. seconded the minutes from July 29, 2019 be passed. The motion passed.

Old Business:

Board Positions: All 3 year positions except Dejan Tomasevic, Member-at-large, have expired. Laura Rench and Steve Heard have retired. Susan Rench chooses to take Steve's place. That leaves the positions of President, Secretary, and Member-at-large open. Steve moved and Jodi seconded that Susan Sivesind be nominated for president. The motion passed.

Management Company: At the last Board meeting, we agreed to hire a management company as of September 1, 2019. Jodi moved and Susan S. seconded that we not use a management company. The motion passed.

Dues: In 2019 we agreed to maintain the next dues at \$650. Robby presented a budget. Susan S. moved and Mark seconded that we accept the budget. The dues will be due September 15, 2021 and, if a homeowner chooses to pay half then, the second half will be due October 15, 2021.

Trees: Mark and Chris noted some trees on the 76th side of the fence need to be trimmed. Those are likely the Rench properties and Susan Rench indicated they would be taken care of with a 6 inch clearance from the fence.

House/roof cleaning: Susan R. presented two bids for this project for homeowners to individually choose from. Mike Oyunbaatar offered \$1,892.00 for pressure washing the exterior and roof of each house. Choice Property Services estimated individual services ranging from \$249.00 to \$595.00 for gutter cleaning, pressure washing driveway, pressure washing vinyl siding, gutter whitening or roof moss removal.

Projects: The following projects were discussed and will be on the agenda for the next year. (1) The tot lot needs chips, maintenance and repairs - \$500. (2) Beautification of the Aspen Grove entry - \$300. and a work party. (3) The sport court needs new gravel - \$100. with a work party. (4) The pathway stairs needs a railing - \$1,500. estimate. (5) Roofs will need to be replaced soon.

Jodi indicated the walkway needs some pebbles, and she will have some available to fill in areas. The fence may be on the property line, however, now it appears it is the property owner's responsibility. Susan S. indicated the HOA should help the property owners pay for a future fence.

Renters: If a homeowner rents the house, the owner is required to notify the HOA. There is interest to limit a percentage of rentals in the community. It was decided we need to get a line item on the budget and resources before we get professional services we may need.

The agenda for the annual HOA meeting was decided. The meeting will be held at the sport court on Sunday, August 29, 2021 at 7:00 pm.

Street lights: Mark indicated we need to convert the 2 street lights to LED.

The meeting adjourned at 7:55 pm.

Respectfully submitted:

Susan Rench

AGEHOA Secretary