

# Aspen Grove Homeowners Assoc. Meeting

Sunday, March 13, 2005

Bothell Library

Present: 15 homes represented; list saved

Meeting called to order by President, Christina Bazare, at 4:35pm.

**Roll Call:** Introductions of Board members: President, Christina Bazare; Vice President, Casey Jorgenson; Treasurer, Beth Murphy; Secretary, Stephanie Day; Alternate, Susan Schneidmiller; Alternate, Susan Rench.

**Proof of Notice:** Christina explained that the meeting notice/agenda, was sent first class mail to all homeowners, at least 14 days prior to meeting.

**Approval of minutes from last meeting:** Copies of last September's Homeowners meeting were distributed and Christina confirmed that they had been reviewed and any necessary edits were completed, therefore, the minutes were approved.

**Reports of Officers:** None

## **Reports of Committees:**

Architectural Control Committee (ACC) - Christina introduced the members of the ACC, their respective positions and their terms of office. They are as follows:

Mark Miller- President/Chair (3 year term)

Cliff Renberg- Vice or Co-Chair (2 year term)

Susan Schneidmiller- Secretary (3 year term)

Stacey Wood and Gary Ames- Alternates (1 year term)

Mark presented the "ACC – *Guidelines for Homeowners*" power point presentation (copies available upon request). Along with the power point, he also distributed sections 7 & 8 of the CC & R's (also available upon request). Some items to mention are:

### ***What is the ACC?***

*"The Architectural Committee or ACC consists of homeowners who are concerned with maintaining the integrity and look of the neighborhood. The ACC reviews homeowner change requests and works with those that do not adhere to the Covenants, Conditions and Restrictions or CC & R's."*

### ***2004-2005 ACC Members and their phone numbers:***

Chair: Mark Miller (425) 488-2799

Vice Chair: Cliff Renberg (206) 310-6288

Secretary: Susan Schneidmiller (206) 601-1135

Officer 1: Stacey Wood (425) 485-8414

Officer 2: Gary Ames (425) 486-5200

### ***Change Request Process:***

- 1. Homeowner fills out the ACC-Change Control Form with their proposed change to their property along with plans for the work to be done and submits it to the ACC Secretary. This may include paint swatches, wood samples, architectural drawings, etc.*
- 2. The ACC Chair acknowledges receipt of the Change Request Form within 5 business days.*
- 3. The ACC reviews the proposed change and fills out their section of the Change Control Form.*

4. *The Chair of the ACC contacts the homeowner with the answer for the request. The reply from the ACC will not take longer than 15 business days or the proposed change is automatically approved. If additional information is required by the ACC, the 15 business day period is no longer valid.*

***Violation Inquiry Process:***

1. *The homeowner who notices a violation will fill out the ACC Violation Inquiry and Report Form and submit it to the ACC Secretary via mail, drop off, or via e-mail.*
2. *The ACC Chair acknowledges receipt of the Violation Inquiry and Report Form within 5 business days.*
3. *The ACC reviews the Violation Form and determines whether or not the homeowner in question is in fact in violation of the CC & R's.*
4. *If the homeowner in question is found to be in violation, the ACC will contact the homeowner via a written statement with the CC & R rule which is being violated.*
5. *The homeowner needs to acknowledge the CC & R violation within 5 days of receipt of the ACC write-up with a plan on when the violation will be corrected.*

Requests for change and violations will be between the ACC and homeowner only (it will not be broadcast); however, this information is available by request, if submitted to the Secretary. The Change Request Form, the Violation Inquiry Form, and examples of types of situations that require ACC approval, will be available shortly on the website:

[www.aspengrovehomes.com](http://www.aspengrovehomes.com)

Susan Schneidmiller also explained that the ACC would be willing to assist their fellow neighbors if needed. One example she gave was if a homeowner was unable to care for their lawn due to a serious illness, etc., they would mow that person's lawn for them. Another idea she presented was a 'referral' service where homeowners would let the ACC know of good or bad work that had been done (contractor, landscaper, etc.) and homeowners could inquire with the ACC prior to hiring someone. This could potentially avoid any repeat 'bad' work.

***Election of Board Members:***

Susan Scheidmiller and Susan Rench were both nominated, and 2<sup>nd</sup>, to serve a 3-year Board term.

***NOTE: Secretary position is currently vacant. If anyone is interested in filling the position, please contact Stephanie Day (sday9@hotmail.com).***

***Unfinished Business:***

Christina explained that the dead tree issue still hasn't been resolved. Inquiries have been made with local governmental agencies; however, no recent response has been given regarding who/what is responsible for the trees. More research and further discussion will take place at a future Board meeting. More to come.....

Signs will be installed in the tot lot and basketball court areas. Christina will pick up the signs tomorrow, Monday, March 14 and Gary Ames will install them sometime this week, or next. The signs simply state:

***Reserved for Aspen Grove Homeowners Only  
No Trespassing***

The sprinkler system has been installed!!! Beth will coordinate a meeting with the landscaper to explain how the system works (timer, manual, etc.). She will then notify the

Board via e-mail with the date/time. The goal is to have as many Board members as possible attend, to learn the new system.

Susan S. reported that the gravel in the basketball court area will be delivered probably next Monday, March 21<sup>st</sup>. Also, the area leading into the basketball court area (the unfinished part next to the blacktop) will be landscaped with foliage. As far as the easement is concerned (between 7542 & 7538), it's been weeded and a weed inhibitor has been applied; however, more landscaping will be required to give it a 'finished' look. Bids for this should be in within the week. More to come....

Block Watch: Christina contacted the Sheriff's Office to coordinate a Block Watch meeting with Deputy Mark Childers. Based on his availability, the meeting will be sometime in April, on either a Wednesday or Thursday. A global e-mail will be sent out to homeowners (those with an e-mail address on file) once the meeting date/time are confirmed. If anyone is interested in chairing this committee, or has questions, please contact Christina at [Aspengrovehomeowners@comcast.com](mailto:Aspengrovehomeowners@comcast.com).

### **New business:**

Presentation of AGHOA 2005 Projects:

1. Fence tot lot area. Two quotes, from two companies, were obtained. Each quote included two choices of total area to fence. The options were to fence closer to the tot lot area, behind the Aspen Grove sign (\$1,024 or \$1600), or to fence down along 75<sup>th</sup> (in front of Aspen Grove sign), (\$2,010 or \$2,250).
2. Stain the exterior of the fence along 205<sup>th</sup> and 76<sup>th</sup>. Again, two quotes were obtained and it was estimated that for material and labor, it would cost roughly \$2,225. This would correct the 'checkerboard' effect that we currently have from the other homeowners who stained their fence prior to ACC approval.

In order to determine the 2005 dues, it was decided to take a vote on how many projects the homeowners wanted to complete, one, or both. In an 8 to 7 vote, 'both' projects were chosen by the homeowners. In order to complete both projects (given the current estimates) the majority of the homeowners voted to keep the dues at **\$300**. The first half of the dues (\$150) will be due on **April, 30<sup>th</sup>** and the second half (\$150), will be due on **July 31<sup>st</sup>**. Invoices will be mailed out shortly.

Once the dues were decided, more specific discussion took place regarding the actual projects. A vote was held to determine which option would be chosen for the tot lot fence. Unanimously, option #1 was chosen (fencing behind the Aspen Grove sign \$1,024/\$1600). The staining project however, will need further discussion. An agreement was not made regarding how the stain would be applied and paid for (stain exterior only, stain inside & outside, what color, clear coating, should we try to just correct the homes that are currently stained, should all homeowners pay, or a one-time subsidy, etc.). This is far from being settled and will be discussed further between the ACC and Board and then presented during the next HOA meeting (sometime this summer).

And finally, the block party was mentioned. Susan Schneidmiller and Stacey Wood have agreed to coordinate this year's party. More information to follow, but based on a quick consensus, it looks like a Sunday in the month of July works best for everyone (except 4<sup>th</sup> of July weekend).

Meeting adjourned at 5:55 pm.