

Aspen Grove Estates Homeowners Association Annual Meeting
May 3, 2015, 4:00 p.m.
Sport Court

Present: Laura RENCH, Susan RENCH, Steve HEARD, Jeff and Kristin SWANSON, Gary AMES, Jason and Ruth CANTERA, Jodi PUGSLEY, Doug PUGSLEY, Robbie WASSERMAN, Bruce ANDERSON, Mark MILLER, Clifton RENBERG.

President, Laura RENCH, called the meeting to order at 4:05 p.m. Each member present introduced themselves.

Proof of Notice: The meeting notice letter, including agenda and proposed budget were mailed to all homeowners on April 14, 2015.

Approval of minutes: Mark MILLER moved the minutes from April 27, 2014 be approved. Bruce HEARD seconded the motion, which passed.

Election of Officers: Gary AMES' term expired. Gary AMES moved that Robbie WASSERMAN be elected as a member-at-large. Bruce ANDERSON seconded the motion, which passed.

Budget: Treasurer, Bruce ANDERSON, noted that 2014 expenses were close to prediction. Our large expenditure was the tree project. In 2015/16 we need to replenish reserve amounts, repay some loans from the tree project, handle fixed expenses and prepare for the fence project. The Board recommended the new dues be set at \$425.00 per home. Bruce so moved and Steve HEARD seconded the motion, which passed.

Old Business: Due to lack of funds, the staining of the fence project has been delayed until next year. We will need to get new bids for this project. Susan NELSON has volunteered to gather these bids.

Landscaping: Steve CORBETT has gone out of business and he was not licensed or bonded. We will go with Washington Lawn Service, who will take care of the common areas once a month. We will try to get them to do more in the summer growing season. The previous landscaper has been released from their contract. Previously, we had a bid of \$500.00 to take care of the moss project. Robbie WASSERMAN suggested we do part of the project ourselves to save money. Gary AMES supported the suggestion. It was suggested that we form a work party to get some of the work done. Someone would need to organize this.

Facebook: Kristin SWANSON suggested we develop a facebook page in addition to the website as a place where the neighborhood could organize and notify members of activities for the association. Gary AMES moved and Jodi PUGSLEY seconded the motion to have Kristin to initiate and maintain the facebook page. The motion passed. The website for AGEHOA is: aspengrovehomes.com. The facebook page is: facebook.com/Aspengrovehomes.

Curb appeal: The Board has determined that some of the lawns are looking less than desirable and desperately need some maintenance work. No formal complaints have been filed with the ACC yet, and they do need to be filed on the website. The ACC will then notify the homeowners. Jodi Pugsley suggested that we be pro-active and contact the homeowners to help with the weeding and lawn maintenance. The previously suggested work party could be offered as help. Mark Miller will email homeowners from the ACC. Jodi also discussed the cracks in their driveway as a warning to other homeowners and will provide the name of the company used on the facebook page.

New Business: Kristen and Bruce Anderson handed out fliers about a community garage sale they have organized for August 8-9th. Also, Bruce will research the power washing for the neighborhood as discussed at the Board meeting. The company will power wash the house, eaves, trim, fascia boards and gutters. Steve Heard suggested AA Windows for the windows and gutters.

Mark Miller suggested the work party could do the work the tot lot needs.

Safety: With the better weather, kids and pets are out in the street. We need to all be careful driving up the cul de sac. Cars parking on the street have become a safety issue due to the narrow passageway, the pitch and width. We are asking homeowners to be careful where you park. Please refrain from parking directly across from other parked cars so drivers can get through the limited space. The mail delivery and garbage trucks have had difficulty getting through the street. As a reminder, CCR 8.11 states “no vehicles of any kind shall be parked on the Common Areas of the plat.” A dead end sign was suggested we should try to get the city to put one up, but, we don’t know where.

Landlords: Please be aware that the CCR’s 11.1.2 requires a copy of your lease agreement be sent to the Board. Also, please relay any pertinent information in these minutes to the renters.

Jodi Pugsley suggested we have a welcoming committee for newcomers to the neighborhood. Robbie Wasserman suggested we include renters, as well as owners. Bruce Anderson, treasurer, gets a notice from the title company of new owners. Jodi volunteered to chair this committee. Steve Heard made the motion and Mark Miller seconded it. The motion passed.

The meeting adjourned at 5:00 p.m.

Respectfully submitted,

Susan Rench
Secretary