

Aspen Grove Homeowners Association Annual Meeting
Sunday, May 7, 2017

Present: Susan Rench, Susan Nelson, Clif Renberg, Mark Miller, Robby Wasserman, Steve Heard, Jodi Pugsley, Doug Pugsley, Laurie Ames, Jeff Swanson, Kristin Swanson, Ruth Cantera, Jason Cantera, Amanda Tomasevic, Dejan Tomasevic, Laura Rench, Reggie Jackson, Angela Jackson, and Jin Li.

President, Laura Rench, called the meeting to order at 4:07 at the sport court. Each homeowner present introduced themselves.

Proof of Notice: The meeting notice, agenda, and proposed budget were mailed to all homeowners two weeks prior to the meeting.

Reminders: Laura reminded us that summer is upon us and kids and pets playing in the street need to be supervised by an adult. Homeowners' cars are not to be parked on the street. Garbage cans must be out of sight from the street, and copies of lease agreements must be sent to the Board by homeowners who are renting out their houses. Lawns need to be maintained according to ACC guidelines.

Budget: Dues last year were \$525. We expect a 9.5% increase to \$575 this year. Expenses will be slightly lower due to a change in the landscape maintenance company. Discussion was tabled until the fence project is discussed.

Old Business: Fence – Mark noted that the fence on 205th and 76th are the HOA's responsibility in order to maintain continuity. We have 2 contractors' bids now and some in the queue. Brian Olson offers a bid of \$36,000, no financing and a 12 year warranty. Mike Oyunbaatar offers a \$40,000 bid, he has excellent ethics, no fence experience.

Open discussion included: Brian, or other professionals, would require a special assessment of approximately \$730 per household in addition to 2017-2018 dues. Mike, while not experienced, has demonstrated to us excellent work ethics, and he offers financing. We talked about delaying the project another year. Homeowners' comments: some homeowners who do not live on the fence line object to paying for the fence since they don't benefit from it, fence owners should be responsible for keeping the fence in good repair, some felt there was a "guilt effect" (each homeowner should take care of their own), positive impact on the neighborhood was rejected as a reason to replace the fence since they felt it would not have any positive effect, leaving the fence in poor repair could leave it open for graffiti, replacing the fence would guarantee continuity for the neighborhood. Kristin proposed we change the CC&R's to each homeowner taking care of their own.

Laura explained the Board has been working for the HOA based on the vote in 2016 to replace and stain the fence, and that homeowners need to let the Board know what they want. The Board has received no input from homeowners regarding the fence. Changes

could benefit or hurt homeowners, we need to protect from that, there should be a balance.

It was decided to vote on the following:

1. hire a professional fence contractor with any necessary assessment Yes-0, No-13
2. hire Mike who will provide financing Yes-0, No-12, abstain-1
3. delay the project for one year Yes-0, No-13
4. do not replace the fence, have a meeting to change the CC&R's Yes-12, No-0, abstain-1

The Board will meet after the annual meeting to decide on a meeting date to make changes to the CC&R's. Mark read from the CC&R's regarding amendments.

Budget continued: We voted as follows: \$575 Yes-0, No-13: \$525 Yes-13, No-0. It was determined to set the dues at \$525 for 2017-2018. The full or partial payment will be due May 31, 2017. Any remaining balance will be due July 31, 2017. Our annual expenditures are approximately \$5,400. Izzy will be charging us \$500 to clean up the front curb area, the tot lot and do some pruning.

Election of Officers: All offices are open for election, except Treasurer, Robby Wasserman. Elected were Laura Rench, Mark Miller, Steve Heard, Susan Nelson, and Susan Rench.

The meeting adjourned at 5:12 p.m.

Respectfully submitted,

Susan Rench
Secretary