

**Aspen Grove Homeowners Association Annual Meeting  
Sunday, May 6, 2018**

Present: Laura Rench, Robby Wasserman, Jodi and Doug Pugsley, Mark Miller, Chris and Susan Sivesind, Shane Day, Laurie Ames, Ruth Cantera, Eunju Park, Jeff and Kristin Swanson, Afsaneh and Hamid Haddad, Jin Li, Anoop Kumar, Bryan Stevens, Yashui Hu, and Susan Rench.

President, Laura Rench, called the meeting to order at 4:12 p.m. at the Sport Court.

**Proof of Notice:** Meeting notice/agenda, proposed budget and ballot were mailed to all homeowners on April 19, 2018. Envelope provided as evidence.

**Minutes:** Mark Miller moved, and Susan Nelson seconded, the minutes from the May 7, 2017 be approved. The motion carried.

**Election of Board:** Jodi Pugsley volunteered to accept the one at-large position. Laura Rench thanked the Board Members for their work.

Reminders to homeowners: kids and pets need to be supervised in the street, garbage cans must be stored out of sight, garbage cans need to be 2 feet apart for collection and not in parking areas. No soliciting is allowed in Aspen Grove. A copy of the Lease Agreement is required for all rental properties in Aspen Grove.

**Budget:** Robby reviewed the budget and the proposed \$425 annual dues. We may need additional money for the landscape proposal. Doug Pugsley questioned the wisdom of lowering the dues to \$425.00. After discussion, Doug moved the dues remain \$525.00, Shane seconded the motion, which passed with 12 yes votes and 1 no vote. Full or partial payment is due May 31, 2018, and any remaining balance will be due July 31, 2018.

**Unfinished business:** Fence - One homeowner questioned the need for a revote. Reviewing the fence project – in 2013 the HOA voted to replace the fence, however, that was placed on hold due to the necessity of the tree removal project. Last year, due to inflation, the cost of the fence was \$36-\$40,000. That was not acceptable to some homeowners. In order to have each homeowner with a perimeter fence be responsible for replacing and maintaining their fence, a change in the CC&R's is necessary. The Board decided on a revote, leading to the current ballot.

Currently, the ballot sent in April is due today. There are 3 propositions: (1) allowing the Board to e-mail information to homeowners (2) changing the responsibility of perimeter fencing to individual involved homeowners (3) waiving dues for the treasurer. To pass, 20 yes votes are necessary for approval. One homeowner felt this project is “ridiculous”, and a number of homeowners had adverse concerns about paying for the fence that was not theirs. Some homeowners felt they just need to repair their own fence, however, there was concern about uniformity. Last year the bidders indicated it would cost as much to repair as replace the fence. The original construction included the fence, which

indicated the contractor felt this is a community. A number of people expressed concern that we need to maintain the community image, along with the Tot Lot and entry area. Some felt it is important to have uniformity in the fence. There was talk of Pride of the neighborhood, with general maintenance differences. Jodi Pugsley stated her research indicated liability for compensation to the treasurer. So Proposition 3 would have been an advisory vote.

Landscaping Project – Susan Nelson and Chris Sivesind have volunteered to coordinate this project. An allocation of funds has been made for Davey to work on trimming trees on the Sport Court, plus removing and replacement of trees on the Tot Lot and the entry. There are 3 phases to this project. Due to liability, several trees need to be removed and this will be done ASAP. We will be getting a new landscaper who will have designated duties, including maintaining the area along 75<sup>th</sup> NE. We will also have a work party for general clean-up of the area before the phases begin. It was suggested we have several dates for work parties to allow for participation by a number of homeowners. One concern for clean-up is the swale. The City of Kenmore is responsible for cleaning that area.

The ballots were counted and there were 12 yes votes and 5 no votes on the fence proposal. Since the propositions did not receive at least 20 yes votes, none of them passed. The HOA will be responsible for replacing the fence and will need to schedule a Special Meeting for an assessment to pay for the project. Many expressed interest in keeping the assessment as close to \$1500.00, or less, as possible.

Jodi Pugsley volunteered to work on the fence project. The style of fence is 6 ft. cedar Cap & Trim, per Susan Nelson's previous research. We may want to include a gravel buffer under the fence.

The meeting adjourned at 5:36 p.m.

Respectfully submitted,

Susan Rench  
AGHOA Secretary