

Aspen Grove Estates Homeowner Association

ALL HOA Meeting Minutes

May 31, 2026

4:30 p.m. Social, 5pm Meeting

Sport Court

(Bring a chair, maybe an umbrella!)

*Striving for a beautiful, safe and welcoming community that recognizes
the investment of homeownership*

- I. Call Meeting To Order- (Susan S., 5:06 p.m.)
 - a. Welcome & Acknowledgements
- II. Record Attendance (see printed contact list/sign-in sheet) -Verify Quorum = 17
(34% of owners present and via proxy at start of meeting -must be 9 or more)
 - a. Board: 5 - Susan S., Kristin S., Mark, Angela, Aws
 - b. ACC : 3. Chris S., Mark, Jeff S.
 - c. Community Members - see sign in sheet
 - d. Proxy voters (form available on website www.aspengrovehomes.com)
4 - Dan N. (Kristin S.) , Jodi (Susan S.) , Steve H. (Susan S.), Susan (Amy)
- III. Proof of Notice of meeting or waiver of notice
 - a. (mailed on 5/21 and emailed 4/27, 5/12 and 5/27)
- IV. Approval of minutes of **4.27.25** All HOA meeting (available on website www.aspengrovehomes.com) (Motion to approve: Mark Second: Chris = Approved)
- V. Homeowner best practices and tips/recommendations
 - a. Leyland Cypress trees, smoke detector replacement, rodent deterrents, "feet only" on pathway
- VI. Reports of Officers
 - a. Executive Board:
 1. Community Survey results, discussion
 2. Community maintenance updates- Roof replacement
 3. Review HOA software
 4. Reserve Study scheduled (info available on website www.aspengrovehomes.com)
 5. Reminder- 2028 HOA legislation

- a. Washington Uniform Common Interest Ownership Act (WUCIOA) (info available on website www.aspengrovehomes.com)

- b. Report of Treasurer

1. Financial standing- funds in bank

- a. Expense Review, Discussion

- b. Vote to Ratify 2026-2027 Budget (*available on website www.aspengrovehomes.com*)

Motion to approve: Unanimous

- VII. Reports of Committees

- a. Future Projects pending outcome of reserve study
 - b. Discuss 2025 community email survey results

- VIII. Review and Election of Board Members

Current Officers (Board@aspengroveshomes.com)

- President Susan Sivesind -2022 - 2025- 2028
- Vice President Mark Miller- 2022-2025- 2028
- **Treasurer Jodi Pugsley- 2023-2026 Accepting Nominations**
- Secretary Kristin Swanson 2024-2027

Members at Large

- Angela Jackson- 2022-2028
- **Ming Luo- 2023-2026 Accepting Nominations**
- **Aws Al-Attar- 2023-2026**

a. **Motions: Angela nominated Jodi, Susan nominated Jimmy**

b. **Nominations: Jodi Pugsley and Jimmy Xiao**

c. **Vote: (second) : Susan motioned to invite Jodi and Jimmy**

d. **Outcome: Approved, unanimous**

Aspen Grove ACC (Acc@aspengrovehomes.com)

- Jeff Swanson
- Anoop Kumar
- Chris Sivesind
- Mark Miller

- IX. Call for Community participation- Suggested committees:

- Entryway watering
- Contracted services selection
- Community events

- X. Unfinished Business
- XI. New Business
- XII. Announcements
- XIII. Open Discussion
- XIV. - Adjourn (Motion Susan, Second: Mark, time 6:12pm)