

**Aspen Grove Homeowners Association Annual Meeting**  
**Sunday, March 29, 2009**  
**Gary Ames House**  
**7534 N.E. 204<sup>th</sup> Place,**  
**Kenmore, WA 98028**

**Present:** Gary Ames, Steve Heard, Laura Rench, Susan Rench, Jeff Swanson, Stephanie Day, Casey Jorgensen, Bruce Anderson, Christine Barzare, Peter Idone, and Paul Iverson.

President, Casey Jorgensen called the meeting to order at 4:30 p.m.

**Proof of Notice:** The meeting notice, agenda, and proposed budget were mailed to all homeowners two weeks prior to the meeting. An e-mail was also sent to those with e-mail addresses.

**Reports of Officers:** None

**Reports of Committees:** None

The minutes of the previous annual meeting were approved, with a motion by Stephanie and a second by Gary Ames.

**Election of Board Members:** Susan Rench made a motion and Stephanie Day seconded it for the following Board members to remain on the Board: Casey Jorgensen and Gary Ames. The motion included Bruce Anderson to a position on the Board. Individual positions will be determined at the next Board meeting.

**Election of Architectural Control Committee:** Stacey Wood will no longer be on this committee. Those remaining include Mark Miller, Susan Nelson and Steve Heard.

**Unfinished Business:** We discussed the Basketball Court fencing project. Last year the association voted to fence this area and dues were collected. When the project began, the cost was more than had been budgeted, so the Board put the project on hold. We currently have a bid of \$1300.00, one of three bids within \$75.00 of each other. We discussed having a small, large or no gate. If future resurfacing becomes necessary we could possibly need a larger gate. The majority of members decided to have a small gate. The Board will handle the details of getting this project started.

**Budget:** Proposed budgets were discussed. Stephanie moved we accept the \$200.00 dues. Jeff Swanson seconded the motion. This motion passed. The due date will be May 15, 2009. If any homeowner needs an extension, please contact the Board to make arrangements. At least half will be due on May 15<sup>th</sup> and the remainder would be due August 15, 2009. Dues need to be sent to Gary Ames, Treasurer.

**New Business:** A tree in the Tot Lot fell during the recent wind storm. The cost to re-stake it is \$300. - \$400. with no guarantee the tree will live. The majority of members present agreed not to replace the tree if it does not survive.

Paul Iverson expressed an interest in continuing with the summer barbeque. The cost will come from the budget.

The meeting adjourned at 4:53 p.m.

Respectfully submitted,

Susan Rench  
Secretary

A handwritten signature in cursive script that reads "Susan Rench".

The next Aspen Grove Homeowners Board meeting will be on April 23, 2009 at 7:00 p.m. hosted by Casey Jorgensen.

**ASPENGROVE HOMEOWNERS ASSOCIATION ANNUAL MEETING**

Monday, April 28, 2008  
Gary Ames Home, 7534 N.E. 204<sup>th</sup> Place, Kenmore, WA 98028

Present: Shane Day, Gary Ames, Casey Jorgensen, Laura Rench, Mark Miller, Charles R. Jackson, Jeff Swanson, Steve Heard, Laurie Ames, Susan Rench.

President Casey Jorgensen called the meeting to order at 7:10 p.m.

Proof of Notice: The meeting notice and agenda were sent first class mail to all homeowners on April 13, 2008, 14 days before the meeting.

Approval of previous HOA Annual Meeting minutes: Gary Ames moved the minutes be approved with a correction on Page 2. Under New Business 2. "Casey determined" should be deleted. The corrected paragraph should read: "2. The Rules and Regulations changes will not be made at this time. This will be continued at a later date." The motion passed.

Reports of Officers: None

Reports of Committees: None

Election of Officers: The following officers' terms end this year. Susan Rench-Secretary, Laura Rench-Vice-President, and Tom Pieratt's remaining term of 2 years needs to be filled because he may be moving. Mark Miller moved that Susan Rench and Laura Rench be re-elected for 3 year terms; and Steve Heard be elected to fill the remaining 2 years of Tom's position. The motion was seconded and passed.

Election of ACC: Stacey Woods, Steve Heard, Susan Nelson, and Mark Miller wish to remain on the Committee. Susan Rench so moved and the motion passed.

Unfinished business: None

**New business:**

1. The fencing of the basketball court bid was \$818. At the April 13, 2008 Board Meeting, the Board proposed dues of \$225. Mark Miller, who lives next to the basketball court, expressed concern regarding people jumping from the stone wall to the court. The purpose of fencing this area, and possibly including a gate, is to protect people playing ball, and to protect balls from going into the street. It was determined we would need a 42" high fence, the same as the play area fence, with an approximate length of 30 feet. Mark suggested the 8 foot gate be double-opening to allow public utility and safety

pass through to the court since they have previously needed to in order to pump water.

Gary moved we set the dues at \$225. to cover the cost of this project and current maintenance and utility fees. The motion passed.

2. A discussion was held regarding the staining of the fence between the Barzare and Jorgensen homes, the passageway from N.E. 204<sup>th</sup> Avenue to N.E. 205<sup>th</sup> Avenue. Casey and Gary volunteered to work on this project.
3. Charles discussed purchasing a pressure washer to be available to community members. Several members volunteered to make theirs available. A pressure washer would be needed for the staining project, above.
4. Laurie volunteered their garage for any future HOA meetings, since it would be more convenient for members to attend. Casey volunteered the local YMCA is also available.
5. Future projects suggested included up-grading the tot lot. Several members felt those using the tot lot should pay the cost of this project. Removing the picnic table was suggested, along with expanding the area and adding a swing set.
6. A Board meeting will be set up by e-mail to discuss the business from this HOA meeting.

The meeting adjourned at 7:40 p.m.

Respectfully submitted:



Susan Rensch  
Secretary

**Aspen Grove Homeowners Association Annual Meeting  
April 28, 2008 Gary Ames' Home**

**Present:** Stephanie Day, Gary Ames, Casey Jorgensen, Laura Rench, Mark Miller, Charles R. Jackson, Jeff Swanson, Steve Heard, Laurie Ames, and Susan Rench.

President Casey Jorgensen called the meeting to order at 7:10 p.m.

**Proof of Notice:** The meeting notice and agenda were sent first class mail to all homeowners on April 14, 2008.

**Approval of Minutes:** Gary Ames moved the previous minutes be approved with a correction. The motion was seconded and passed.

**Election of Board Members:** Mark Miller moved that Laura Rench and Susan Rench renew their terms – 3 years, and that Tom Pieratt's remaining 2 year term on the Board be completed by Steve Heard. The motion was seconded and passed.

**Election of ACC Officers:** Susan Rench moved Stacey Woods, Steve Heard, Mark Miller and Susan Nelson remain on the ACC.. The motion was seconded and passed.

**Unfinished Business:** We discussed the Basketball Court fencing. Mark expressed a concern about a cut-through from the street to the court. Some people have been jumping from the stone wall to the court, presenting a safety issue. We discussed the purpose for a fence/gate to protect people playing ball: the ball goes into the street so the fence needs to be approximately 42 inches high. The fence would meet the rock wall, being the same height, an approximate length of 30 feet. Mark expressed consideration of an 8 foot gate for possible public safety vehicles to pass through for water pumping. Ultimately, the members voted to set the dues at \$225.00 to cover the cost of this fencing.

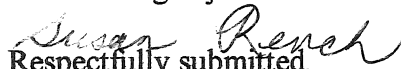
**New Business:** Charles Jackson brought up having a community pressure washer for the homeowners to use. Several people volunteered their own for homeowners to borrow.

Laurie Ames volunteered their garage for future Homeowners Association meetings. Casey Jorgensen noted the YMCA is also available.

Future considerations include upgrading the Tot Lot, including removing the picnic table, expanding the area to add a swing set. Most present felt this should be the responsibility of those homeowners using the Tot Lot.

**Board Meeting:** We determined the next board meeting would be set up by e-mail.

The meeting adjourned at 7:40 p.m.

  
Respectfully submitted,  
Susan Rench, Secretary

**ASPENGROVE HOMEOWNER'S ASSOCIATION ANNUAL MEETING**

Sunday April 13, 2008,  
Bothell Fire Station  
10726 Beardslee Blvd. Bothell, WA

Present: Casey Jorgensen, Stephanie Day, Gary Ames, Laurie Ames, Steve Heard, Laura Rench, Susan Rench.

President, Casey Jorgensen called the meeting to order at 3:40 p.m. Only six members were present, which does not equal a quorum. Per the By-Laws, the Board's proposed budget can be approved without a quorum. However, those present decided to postpone the meeting and reschedule it for Monday, April 28, 2008 at 7:00 p.m. Gary Ames volunteered his garage, 7534 N.E. 204<sup>th</sup> Place, for the meeting. A notice and proposed budget will be sent out immediately to meet the necessary 14 days prior notice.

The Board members discussed the budget. A bid for the basketball fencing project was \$818. Dues at \$225. would cover the cost of the project. Another suggestion was for additional safety kits during 2009.

Another Board meeting will be scheduled after the annual Homeowner's Association meeting. The dues will need to be due May 31, 2008 in order to pay current bills. At that meeting, election of officers will be conducted, in addition to the ACC.

Respectfully submitted,



Susan Rench, Secretary

**Aspen Grove Homeowners Association Annual Meeting**  
**Sunday, April 13, 2008**  
**Home of Gary Ames**

**Present:** Casey Jorgensen, Stephanie Day, Gary Ames, Steve Heard, Laura Rench and Susan Rench.

The meeting opened at 3:00 p.m. Since only 6 members attended, we did not have a quorum, which is required in the By-Laws. We agreed to schedule another annual meeting for April 28, 2008, at 7:00 p.m. giving a 14 day notice as required by the By-Laws.

**Budget:** A budget, proposed by the Board, can be approved without a quorum according to the By-Laws. The budget was discussed. We have a bid for \$818.00 for the Basketball Court fencing. It was suggested we set the dues for \$200. with an option for another \$25. if necessary. Another suggestion was \$205. since we do have some available money. We agreed to propose dues at \$225.

**Annual Meeting:** At the newly scheduled meeting, we will need to have an election for Board Members and ACC members.

The meeting was adjourned at 3:40 p.m.

Respectfully,

A handwritten signature in cursive script that reads "Susan Rench".

Susan Rench  
Secretary

**ASPENGROVE HOMEOWNER'S ASSOCIATION ANNUAL MEETING**

Sunday April 13, 2008,  
Bothell Fire Station  
10726 Beardslee Blvd. Bothell, WA

Present: Casey Jorgensen, Stephanie Day, Gary Ames, Laurie Ames, Steve Heard, Laura Rench, Susan Rench.

President, Casey Jorgensen called the meeting to order at 3:40 p.m. Only six members were present, which does not equal a quorum. Per the By-Laws, the Board's proposed budget can be approved without a quorum. However, those present decided to postpone the meeting and reschedule it for Monday, April 28, 2008 at 7:00 p.m. Gary Ames volunteered his garage, 7534 N.E. 204<sup>th</sup> Place, for the meeting. A notice and proposed budget will be sent out immediately to meet the necessary 14 days prior notice.

The budget was discussed. A bid for the basketball fencing project was \$818. Dues at \$225. would cover the cost of the project, with an additional \$25. if necessary. Another suggestion was for additional safety kits during 2009.

Another Board meeting will be scheduled after the annual Homeowner's Association meeting. The dues will need to be due May 31, 2008 in order to pay current bills. At that meeting, election of officers will be conducted, in addition to the ACC.

Respectfully submitted,

*Susan Rench*

Susan Rench, Secretary



**Aspen Grove Homeowners Association Meeting**

Sunday, March 25, 2007

Bothell Fire Station

10726 Beardslee Blvd. Bothell, WA

**Present:** Stacey Wood, Casey Jorgensen, Mark Miller, Matt Barzare, Laura Rench, Susan Rench, Steve Heard, Stephanie Day, Monica Pieratt, Thomas Pieratt, and Anoop Kumar.

President, Casey Jorgenson, called the meeting to order at 4:15 p.m.

**Proof of Notice:** The meeting notice and agenda were sent first class mail to all homeowners on March 6, 2007, 19 days prior to the meeting.

**Reports of Officers:** None

**Reports of Committees:** None

The minutes of the previous meeting were approved.

**Election of Board Members:** Stephanie Day, Christina Barzare and Beth Murphy all hold Board positions whose terms are finished. Stephanie Day wishes to continue her three year position. Christina Barzare will retire from the Board. Beth Murphy will be contacted regarding her position. Gary Ames has expressed an interest to take the position of Treasurer, a two year position. Tom Heard volunteered to be on the Board for a three year position. These changes were approved.

**Election of Architectural Control Committee:** Stacey Wood and Susan Nelson will continue serving on the ACC. Steve Heard volunteered to take a position. Cliff Renberg will be contacted regarding his position.

**Unfinished Business:**

1. AGHOA 2006 approved project – Perimeter Fence Staining:  
The discussion regarding the three bids secured by Gary Ames indicated we need more information than the names and amounts. Members wanted to know the reputation of the contractors and previous work done by them, and the reason for the range of cost. Members expressed not wanting to raise the dues to fund this project which was provided for last year. The bid from last year is now outdated and was well above dues collected last year. We have approximately \$3,667. available from monies remaining from last year. We discussed possibly allowing homeowners to stain their portion of the fence, using the contractor's stain after the fence has been pressure washed. More information is needed from the contractors. A concern was expressed that staining only one side of the fence is not fully protecting the fence. Last year, homeowners were given the opportunity to deal with the contractor to have

the inside of their fence stained by the contractor at their own cost. It was agreed that it would be preferable to have the contractor complete this project all at once. Members expressed a desire to have their inside property protected by tarps and to know the date of the work in order to protect pets.

Casey will again notify all homeowners regarding their consent to have the contractor do the work on their property.

This project is weather-dependent and we are hoping to have it completed by summer.

The ultimate goal of this project is to have the perimeter fence stain washed and stained in order to be uniform and meet the standards of neighboring developments. The Board is now charged with executing work on the fence. Stephanie Day volunteered to contact the City and County to get them to clear the easements on the perimeter of the fence along N.E. 204<sup>th</sup> and 75<sup>th</sup> N.E.

#### **New Business:**

1. The dead trees along the perimeter of the fence were discussed. We have conflicting information on this issued. We cannot remove the dead trees and plant new ones due to the City and County rules. However, the City and County show no interest in solving this dilemma. It was suggested that we check the City/County websites to determine approved trees to be planted and notify homeowners later. Stephanie Day also volunteered to contact Ted Carlson at King County to determine if inspections will be made on the dead trees.
2. Casey determined the Rules and Regulations changes will not be made at this time. This will be continued at a later date.
3. The 2006 expenses, 2007 proposed budget and the 2007 dues were discussed. The expenses are somewhat fixed for the year. An increase was allowed over last year. It was suggested that the dues be \$260. and not raise them to get the fence stained. If the cost exceeds allotted money from last year, an assessment could be made. It was also suggested that due be \$275. which would allow us to take the lower or mid bid and not have an assessment. See attached bid proposals. A motion was made and seconded for \$275. dues for 2007-2008. The motion was unanimously approved.
4. Open floor.

Mark Miller indicated he received notification from the ACC regarding a complaint about the white wire fende in his from yeard. He explained it was temporary. During the snow, children stepped all over new plantings. He used the fencing to protect his investment on new plantings and keep

people off the planted area. He also received notice of a complaint regarding a tree he planted. He is asking homeowners to be patient.

2. Stephanie Day reminded everyone of her e-mail for Emergency Preparedness Information and meeting in May. A County representative will meet with us at Stephanie's home on a date we decide. We chose May 16 from 6:30 until 8:00. Stephanie will notify all homeowners.
3. A concern was expressed regarding the pot holes on our street left by the workers installing the fiber-optic cable. Susan Rench volunteered to contact the contractor provided by Verizon.

The meeting adjourned at 5:30.

Respectfully submitted,

A handwritten signature in cursive script that reads "Susan Rench". The signature is written in dark ink and is positioned above the printed name and title.

Susan Rench  
Secretary

Correct

**Aspen Grove Homeowners Association Meeting**

Sunday, March 25, 2007

Bothell Fire Station

10726 Beardslee Blvd. Bothell, WA

**Present:** Stacey Wood, Casey Jorgensen, Mark Miller, Matt Barzare, Laura Rench, Susan Rench, Steve Heard, Stephanie Day, Monica Pieratt, Thomas Pieratt, and Anoop Kumar.

President, Casey Jorgenson, called the meeting to order at 4:15 p.m.

**Proof of Notice:** The meeting notice and agenda were sent first class mail to all homeowners on March 6, 2007, 19 days prior to the meeting.

**Reports of Officers:** None

**Reports of Committees:** None

The minutes of the previous meeting were approved.

**Election of Board Members:** Stephanie Day, Christina Barzare and Beth Murphy all hold Board positions whose terms are finished. Stephanie Day wishes to continue her three year position. Christina Barzare will retire from the Board. Beth Murphy will be contacted regarding her position. Gary Ames has expressed an interest to take the position of Treasurer, a two year position. ~~Tom Heard~~ *Tom Pieratt* volunteered to be on the Board for a three year position. These changes were approved.

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**Unfinished Business:**

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the inside of their fence stained by the contractor at their own cost. It was agreed that it would be preferable to have the contractor complete this project all at once. Members expressed a desire to have their inside property protected by tarps and to know the date of the work in order to protect pets.

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#### **New Business:**

1. The dead trees along the perimeter of the fence were discussed. We have conflicting information on this issued. We cannot remove the dead trees and plant new ones due to the City and County rules. However, the City and County show no interest in solving this dilemma. It was suggested that we check the City/County websites to determine approved trees to be planted and notify homeowners later. Stephanie Day also volunteered to contact Ted Carlson at King County to determine if inspections will be made on the dead trees.
2. Casey determined the Rules and Regulations changes will not be made at this time. This will be continued at a later date.
3. The 2006 expenses, 2007 proposed budget and the 2007 dues were discussed. The expenses are somewhat fixed for the year. An increase was allowed over last year. It was suggested that the dues be \$260. and not raise them to get the fence stained. If the cost exceeds allotted money from last year, an assessment could be made. It was also suggested that due be \$275. which would allow us to take the lower or mid bid and not have an assessment. See attached bid proposals. A motion was made and seconded for \$275. dues for 2007-2008. The motion was unanimously approved.
4. Open floor.

Mark Miller indicated he received notification from the ACC regarding a complaint about the white wire fence in his front yard. He explained it was temporary. During the snow, children stepped all over new plantings. He used the fencing to protect his investment on new plantings and keep

people off the planted area. He also received notice of a complaint regarding a tree he planted. He is asking homeowners to be patient.

2. Stephanie Day reminded everyone of her e-mail for Emergency Preparedness Information and meeting in May. A County representative will meet with us at Stephanie's home on a date we decide. We chose May 16 from 6:30 until 8:00. Stephanie will notify all homeowners.
3. A concern was expressed regarding the pot holes on our street left by the workers installing the fiber-optic cable. Susan Rench volunteered to contact the contractor provided by Verizon.

The meeting adjourned at 5:30.

Respectfully submitted,

A handwritten signature in cursive script that reads "Susan Rench".

Susan Rench  
Secretary

Lin Harris

**Aspen Grove Homeowners Association Meeting**

Sunday, March 19, 2006

Bothell Fire Station

10726 Beardslee Blvd.

Bothell, Washington

Corrected  
#3-06

Meeting called to order by President, Christina Barzare at 4:43 p.m.

**Roll Call:** Mark Adam Miller, Matt & Christina Barzare, Stacy Wood, Stephanie Day, Laura Rench, Peter Idone, Beth Murphy, Clif Renberg, Shinya Takeda, Casey Jorsensen, Susan Rench

**Proof of Notice:** Notice was mailed March 5, 2006 to all homeowners in Aspen Grove Estates. 34% (9) of the homes were represented.

**Minutes:** minutes from the last meeting on August 14, 2005 were approved.

**Election of Board Members:** Two positions on the Board will need to be filled. Beth Murphy will vacate her position as Treasurer. She will remain a Board member. Christina's position as President will be vacant. Casey will remain on the Board as vice-president. His position on the Board was nominated and seconded. Stacey will remain on the ACC as a Board member.

**Unfinished Business:**

\* The change in the By-Laws for proof of notice will require a mailed letter to all homeowners that needs to be signed and returned. Casey will modify an amendment and the By-Laws once the CCR's are changed. The By-Laws have now been amended to show notices may be sent by e-mail so long as the homeowner gives notice of e-mail address and authority to do so. This notice would be sent 14 days prior to meetings. A new consent letter would need to be sent to all homeowners.

The CCRs  
will be  
amended at  
a later  
date.

\* Dead trees on properties on the boundaries of Aspen Grove Estates: Christina reported the landscape bond was released even though there are still a number of dead trees. The County has no paper work on this and the check has not been sent to the developer.

\* A list of work required of the developer by the County still has not been completed. The developer is not contacting the County to arrange for this work, which includes an improper grade on the street, etc. The County will send to the City of Kenmore a list of remaining work to be done. Christina will try to get the trees included. It was suggested we make numerous phone calls to the City of Kenmore to get this work completed. The name and address/phone number will be provided. Small Claims Court is not an option since the amount involved is over the limit of that court.

\* The tot lot fence has been completed.

*Stephanie*

*Each homeowner will be asked to sign a consent for the work to be done. if possible*

\* Regarding the fence surrounding Aspen Grove Estates: A number of issues were voiced regarding the staining/weatherproofing of the fence. Originally a letter of consent was sent with notice of the Homeowners Association Meeting. ~~This was to be signed and notarized.~~ After considerable discussion, it was agreed that the pressure washing would be completed by the contractor; however, some homeowners may choose to do the staining themselves. The stain would be provided. This was agreed to with a time frame of 30 days after the contractor's work is completed. A few of the homeowners have previously stained their fences and it was determined this was done before the ACC was formed. One of the homeowners determined that previous paints can be stripped and this will be looked into. The area needs to be cleared prior to the work being done by the contractor. Stefanie will contact the City and the County to see if this can be arranged. One other contractor will be called for bids. Continued work on this project will be considered at the next Board meeting.

\* AGHOA dues: The Board suggested the dues for the 2006 year be \$260, with a due date of May 1, 2006. Late fees of \$25. would be due on May 15, June 15, and July 15. It was further decided later after the dues were accepted that this fee would be dropped to \$20. in order to comply with the By-Laws. Christina will mail out a bill to each homeowner on April 1, 2006 for dues due May 1, 2006.

**New business:**

*paid for by individual*

\* The new budget was discussed. See the attached. It was unanimously voted to accept the new dues for 2006 as \$260.

*instead of being HOA*

\* After discussion, it was decided that a future block party (as voted on last year) will be ~~the~~ homeowners' responsibility ~~since it should not be paid for with dues money.~~ It was recommended that the Board select a date. Christina offered to contact those who requested the block party.

\* It was determined that at a future Board meeting, a discussion should be held regarding what is acceptable in the neighborhood. The CC&R's needs to be enforced in the future. All homeowners will be encouraged to advise the Board of their lists of what is desired for Aspen Grove Estates.

A Board meeting was scheduled for Monday, April 3, 2006 at Stephanie Day's home.

The meeting adjourned at 5:50 p.m.

Respectfully submitted:

*Susan Rench*

Susan Rench  
Secretary



**Aspen Grove Homeowners Association Meeting**

Sunday, March 19, 2006

Bothell Fire Station

10726 Beardslee Blvd.

Bothell, Washington

Meeting called to order by President, Christina Barzare at 4:43 p.m.

**Roll Call:** Mark Adam Miller, Matt & Christina Barzare, Stacy Wood, Stephanie Day, Laura Rench, Peter Idone, Beth Murphy, Clif Renberg, Shinya Takeda, Casey Jorsensen, Susan Rench

**Proof of Notice:** Notice was mailed March 5, 2006 to all homeowners in Aspen Grove Estates. 34% (9) of the homes were represented.

**Minutes:** minutes from the last meeting on August 14, 2005 were approved.

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**Unfinished Business:**

\* The change in the By-Laws for proof of notice will require a mailed letter to all homeowners that needs to be signed and returned. Casey will modify an amendment and the By-Laws once the CC&R's are changed. The CC&R's will be amended at a later date. The By-Laws have now been amended to show notices may be sent by e-mail so long as the homeowner gives notice of e-mail address and authority to do so. This notice would be sent 14 days prior to meetings. A new consent letter would need to be sent to all homeowners.

\* Dead trees on properties on the boundaries of Aspen Grove Estates: Christina reported the landscape bond was released even though there are still a number of dead trees. The County has no paper work on this and the check has not been sent to the developer.

\* A list of work required of the developer by the County still has not been completed. The developer is not contacting the County to arrange for this work, which includes an improper grade on the street, etc. The County will send to the City of Kenmore a list of remaining work to be done. Christina will try to get the trees included. It was suggested we make numerous phone calls to the City of Kenmore to get this work completed. The name and address/phone number will be provided. Small Claims Court is not an option since the amount involved is over the limit of that court.

\* The tot lot fence has been completed.

\* Regarding the fence surrounding Aspen Grove Estates: A number of issues were voiced regarding the staining/weatherproofing of the fence. Originally a letter of consent was sent with notice of the Homeowners Association Meeting. This was to be signed and notarized. After considerable discussion, it was agreed the pressure washing would be completed by the contractor; however, some homeowners may choose to do the staining themselves. The stain would be provided, if possible. This was agreed to with a time frame of 30 days after completion of the contractor's work. Each homeowner will be asked to sign a consent for the work to be done. Several homeowners have previously stained their fences and it was determined this was done before the ACC was formed. One homeowner determined that previous paints can be stripped and this will be looked into. The area needs to be cleared prior to the work being done by the contractor. Stephanie will contact the City and the County to see if this can be arranged. One other contractor will be called for bids. Continued work on this project will be considered at the next Board meeting.

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**New business:**

\* The new budget was discussed. See the attached. It was unanimously voted to accept the new dues for 2006 as \$260.

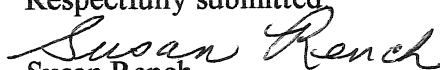
\* After discussion, it was decided that a future block party (as voted on last year) will be individual homeowners' responsibility instead of being paid for with Homeowners Association money. It was recommended that the Board select a date. Christina offered to contact those who requested the block party.

\* It was determined that at a future Board meeting, a discussion should be held regarding what is acceptable in the neighborhood. The CC&R's needs to be enforced in the future. All homeowners will be encouraged to advise the Board of their lists of what is desired for Aspen Grove Estates.

A Board meeting was scheduled for Monday, April 3, 2006 at Stephanie Day's home.

The meeting adjourned at 5:50 p.m.

Respectfully submitted:

  
Susan Rench  
Secretary

# Aspen Grove Homeowners Association Meeting

Sunday, August 14, 2005  
Christina Barzare's Garage

**Present:** 12 homes represented, list attached

President, Christina Barzare, called the meeting to order at 4:37 p.m.

**Proof of Notice:** Christina announced the meeting notice and agenda were sent first class mail to all homeowners on July 30, 2005, 14 days prior to the meeting.

**Reports of Officers:** None

**Reports of Committees:** None

## **Unfinished business:**

**Trees** – A concern for the numerous dead trees on the outside of the community fence has been at issue for an extended period of time. Christina stated that a careful search determined the bond of \$14,500.00 was never released to the developer of Aspen Grove Estates. At this point, a county inspector needs to inspect the trees on NE 205<sup>th</sup> and 76<sup>th</sup> NE to determine whether the trees are dead before the trees can be replaced. An attempt will be made to schedule the inspection this week. Some homeowners need to be with the inspector. Questions included when the possible replacement trees will be planted, what type of trees can be planted, and who is responsible for care of the new trees. Christina indicated she would look into the inspection and could possibly be here when the inspector is scheduled.

**Projects** - The homeowners decided at the March meeting that the Association would have two projects this year: the tot lot fenced and a possible fence staining.

Tot Lot – the tot lot has been fenced with black vinyl covered fencing.

\$2,000.00 (approximately) remains in the budget for a second project. One suggested project was to fence in the basketball court. The cost will be considerably more than the \$2,000.00 budgeted, thus prohibiting this project. The second suggested project was to stain/weatherproof the outside of the community fence.

Members expressed a number of thoughts, suggestions and concerns regarding the community fence project. These include:

This project would include pressure washing of the fence, and spraying a stain on the outside of the community fence to weatherproof it.

The stain used for the outside staining needs to be a darker shade to match the two fences that were stained prior to ACC approval. Some homeowners stated they prefer a natural color stain, or clear coating. Possibly, the pressure washing and natural wear would lighten the darker shade. No decision or agreement was made; however, it needs to be discussed with the contractor.

A proposal was made and discussed regarding the fact that the fence is considered the homeowner's property, and the homeowner's responsibility for maintenance. Any re-staining at a later date would need to be approved through the ACC committee.

Each homeowner whose property is enclosed by the community fence would need to sign a waiver allowing the HOA to stain the outside of their fences.

A drop cloth would be required on the inside to protect property by spraying the stain.

Individual homeowners, including those on the inside of Aspen Grove Estates, could choose to have the contractor stain the inside of their fences, at the homeowner's expense to be determined by the contractor.

It was suggested a budget be created for cleaning the land outside of the fence, possibly twice a year.

A vote was taken and passed as follows:

\$2,000.00 (previous bid from last February) be used for pressure washing and staining/weather-proofing of the community fencing on NE 205<sup>th</sup> and 76<sup>th</sup> NE, pending approval of affected homeowners by a certain date. The color will be as light as possible, while still being consistent with the previously stained fences. The choice for staining individual fences on the inside will be at each requesting homeowner's expense. The main goal of this project is to have the community fence present a unified look for Aspen Grove Estates. Christina volunteered to contact the previous bidding contractor. The Board will deal with the remaining business concerning this project.

**New business:**

**Walkways** – the community walkway between the Barzare and Jorgensen houses needs re-graveling. \$700.00 has been budgeted. A bid for \$400.00 was received. The community gardener will maintain the walkway and also the community property strip on the 75thNE side of Cliff Renberg's property.

**Mailings** – A change discussed at the August 3, 2005 Board meeting involves first class mailings and e-mail mailings. Presently, each required mailing costs approximately \$25.00 by first class mail and consumes a lot of time. An amendment to the By-laws is required to change from U.S. Post Office mail to e-mail. In addition, we must have 20 notarized signatures of the 26 homeowners, presenting an additional cost. The Board also discussed the possibility of amending the By-laws to make future By-laws changes easier. Those in attendance agreed not to pursue this at this time.

**Late Dues** – The By-laws and CCR's allowing late fees to be charged will now be enforced. Last year, everyone paid their dues. This year, 2 homeowners' dues remain unpaid, and 4 owe the second half dues. Due to some confusion in the change of secretaries, we neglected to send a second notice. A letter sent August 15, 2005 will remind homeowners to pay their dues. Now, and in the future, if some financial hardship exists or some other reason a homeowner is unable to pay half or whole dues, we request that homeowner contact the president, Christina Barzare to make payment arrangements. It was suggested that future letters be direct about the due amount. Another suggestion involved a letter informing the homeowner a certain amount is due by a certain date; otherwise, an increased amount will be due by another certain date, much the same as the District Utilities letter. On August 3, 2005 the Board decided the following: If dues remain unpaid by 9-15-05, a reminder letter will inform the homeowner that dues must be paid by 10-1-05 or a \$25.00 late fee will be charged. For unpaid dues each subsequent month, a homeowner would be charged an additional \$25.00 up to a maximum of \$75.00. If dues still remain unpaid by 12-31-05, a letter will inform the homeowner that the HOA will be forced to place a lien on the property, including attorney fees.

**Open** – Homeowners expressed concern for danger regarding the walkway between the Barzare and Jorgensen houses. Apparently, the stairs seem irregular and no hand rail exists. Suggestions included asking the developer to repair the walkway. It was not clear whether the city approved the work after originally requiring the walkway. No decision was made regarding this issue.

**Next meeting** – the next meeting will be in February or March, 2006.

The meeting adjourned at 5:25 p.m.