



Aspen Meadows Condominium Association
Annual Homeowners Association Meeting
May 9th, 2019, 7:00 pm-9:00 pm, White Lake Township Office

- 1) Meeting call to order
- 2) Roll call, Introductions and Quorum confirmation (Bill) **Quorum confirmed: 18 in attendance including board members, 4 proxy votes**
- 3) Reports of Officers
 - a) President - Bill Sinzheimer
 - i) Developer building update
 - **Current construction activities Board will letter to developer with itemized list of issues including:**
 - **Clean up of lots**
 - **Sod (grass) and sprinklers to be addressed on houses that are not sold yet**
 - **Have roads and drains cleaned (full of debris)**
 - **Address barriers not being put in correctly and not working (erosion control fabric)**
 - ii) Expansion 1/Phase II Development Updates
 - (a) Construction of roads
 - (b) Lot development/home
 - **To start infrastructure of Spring 2019 originally; expecting to be delayed slightly due to market slow down**
 - **Will not have their own entrance; will use our roads to access via Breckenridge and Loveland Pass.**
 - **Will not be part of our HOA, but will be assessed monies to support the use of our roads, entrance area maintenance, and maintenance of roads. Need to determine amount.**
 - **Need to confirm if they will have the same name of our neighborhood (Aspen Meadows) or will they have the opportunity to establish their own name.**
 - **Confirm if there is a stipulation that the developer/builder cannot be more than 7 houses ahead before starting new expansion (township rule)? Must finish our houses first before starting the new houses?**
 - (c) Phase III expansion
 - **Timing unknown; will not connect to our neighborhood**
 - iii) Front entrance & landscaping update
 - **We will be replacing dead / diseased plants at front entrance**
 - **Mulch and stone have been added at entrance and one cul de sac. Will complete remaining cul de sacs.**
 - **3 flowering trees will be added behind wall at front entrance.**
 - iv. Teluride storm pond maintenance
 - **Association will need to start reserving monies to maintain pond for future; our responsibility to maintain**
 - **Developer (JFK Industries) agreed to clean up trees in pond once they break ground for Expansion 1 (bring in heavy equipment)**
 - **Suggestion made to bring in contractor to assess once trees are removed to assess damage, and future maintenance requirements.**
 - b) Vice President - Dan Reich
 - i) Multiple reports from neighbors regarding unleashed dogs chasing walkers, excessive barking dogs, dog waste in other's yards & not being disposed of properly: Rules & Regulations-Article XI. Pets
 - **HOA is limited on what we can do – can only send ordinance violations including fines**
 - **Other option is to call police and file complaints, refer to Township ordinance 26-125 for barking dogs**
 - ii) **Official** correspondence methods: via Aspenmeadowsmi@gmail.com and Aspen Meadows website
 - **HOA is not associated with the Facebook page, Board will not respond to Facebook posts or via facebook**
 - iii) Enforcement of bylaws & violation process
 - **Garbage cans to be in garage and non-visible from road**
 - **Be mindful of trash scattering from garbage cans put out**
 - **Please put out no earlier than 5:00 pm the night before**



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- c) **Treasurer - Jeff Sobel**
 - i) Review of current maintenance contracts
 - ii) Snow removal, lawn/landscape
 - **Pat's Services is contracted for lawn care**
 - **Dynamite for snow removal; will inquire regarding possibility of pre-pay at a discounted rate**
 - **Discussions regarding salting (\$750.00 each time we salt – board is trying to be conservative)**
 - **There are safety concerns for the children walking to the bus stops**
 - **Can we establish criteria for when we do salt compromising the safety vs. the costs? Investigate other alternatives than salt (including Cinder).**
 - iii) Budget & Dues Update-Change to grace period **Going to remove 1 month grace when overdue on dues**
 - iv) Standing Rules and Regulations updates
 - d) **Member at Large – Kristie Woodward**
 - i) Website updates
 - ii) Social Committee updates
 - (1) Open to volunteers-Jen Humitz currently leading Social Committee
 - (a) Previous year events have included:
Easter Egg Hunt, 4th of July Parade, Trunk r' Treat, Holiday Lights Contest
- 4) **Ongoing Reminders (Jeff)**
- a) Aesthetics concerns **Reminders to maintain houses; rules are defined in the Rules and Regulations as they relate to the bylaws, violation letters will be sent & fines will be assessed.**
 - b) Mailbox Information **Mailbox parts are now available on Amazon**
- 5) **New Business (Jeff)**
- **Grades are not being done correctly and flooding / improper drainage is resulting; recommendation is to call the County and Building department.**
 - **On Teluride – motorbikes & snowmobiles on power lines. ITC has asked that we call the police to file complaints.**
 - **People are speeding on Teluride. Concerns about safety, especially with children playing. Ask police to bring out radar again. Investigate if we can construct speed bump alternatives, and costs. (Speed bumps are no longer allowed by Oakland County).**
 - **Is it time to up our dues in anticipation of the pond maintenance, replacement of trees, road maintenance, etc.? Create budget and summarize per house costs to determine how much we should raise the dues. Include new homes to be built dues to be paid (forecast). Or, do we do it as a special assessment? Get an estimate for us to pay to clean up the pond on our own as a contingency.**
- 6) **Appointment of Inspectors of Election (Dan)**
- a) 2 volunteers/nominees needed
 - b) Inspectors collect proxy votes and distribute 1 ballot per proxy
- 7) **Election of Directors (Jeff)**
- a) 2 expiring positions to be filled
 - b) Nominations for 2 year term
 - c) Vote count & announcement **Jeff Sobel & Dan Reich were re-elected for a 2-year term**
- 8) **Adjournment 9:00 pm**