



Aspen Meadows Condominium Association

Meeting Minutes

05/23/2023

Call to order: 7:09 PM – 26 Homeowners Present

Cindy motioned to accept last years meeting minutes with out reading; seconded by Dan Reich – All in favor, none dissenting

1. Introductions: Board Members, Homeowners – welcome all!
2. Finance Presentation: Brad Brown
 - a. Review of last year as well as this year's fiscal budgets
 - b. Discuss PAYHOA information
 - i. Budgets
 - ii. Financial management
 1. More electronic payments this year than any other
 2. No more Paypal fees (previously over \$300 in fees annually)
 - iii. Notices
 - iv. Will soon be utilizing it for violation and communications to homeowners
 - v. Can also be used for complaints, maintenance requests, and more
 - vi. Allows for a more efficient and easy way to manager the HOA
 - vii. Brad requested that any homeowners needing to update their email or other information provide it to the board to be updated
 - viii. Brad addressed complaints that lockbox is in CA – this is out of our control and not uncommon in the payment collection industry
 - c. This year we have made catch up and current payments into the reserve fund
 - d. Discussion of vendors for services. The board engaged 5 companies to provide quotes for law services, and have signed a three year contract in an effort to lock in process at today's rate. Rates have gone up, and if this continues, a dues increase may be considered in the future
3. Current issues:
 - a. Campers, boats, and trailers, friendly reminder of time limits – Bill reminded homeowners that the time frame allowed as per the Rules and Regulations is 24 hours at the beginning and 24 hours at the end of each trip
 - a. Penny Masch brought up a concern that 24 hours is not enough time to unpack and clean a camper at the end of a trip. Motion for an increase to this time to 48 hours.
 - b. Bruce Ross added commentary that due to logistics of retrieving camper from storage can make the 24 hour time limit very difficult. He expressed that it is good to have a limit, but that additional time is needed and reasonable. He also proposes 48 hours. Jenna Bayes and several other homeowners confirmed this opinion.

- c. The board appreciated the feedback, and will discuss changing this rule at the next board meeting. The board also requests that any special circumstance needing an additional length of time should be made by e-mail to the board. Cindy clarified the differences between the bylaws and rules and regulation, and how/why the bylaws can be changed. Bill further clarified the process.
- b. Cars parked on streets for long periods of time
 - a. Bill clarified the reason for this rule is for aesthetics, as well as safety (cars navigating around parked vehicles, walkers on the street).
 - b. Penny Masch asked about the ordinances regarding cars parking on the street. Bill clarified that there is no county or city ordinance. Bill further clarified that the issue surrounds cars parked in the street on a regular basis. Bridget Whipple mentioned that the safety concern would not be an issue if all cars were following the posted speed. Other homeowners mentioned that this is unsafe on curves, but not on straightaways. Many homeowners expressed support for the rule and other expressed that it was a non-issue. Speed concerns mentioned and addressed.
- c. Mailboxes: The posts and brackets of our current style have been discontinued by manufacturer. A new style has been chosen and is posted on website. Brad further clarified the change and answered some questions
- d. Landmarc builder being notified of bylaw requirements for new home
 - 1. Dan and Bill will be composing a letter to builder outlining requirements for lot 81 and vacant lots
 - a. Questions asked regarding lots that have been cleared but not developed. It is the board understanding that there is no requirement for the builder to take action outside of maintaining the weeds and silt fence depending upon state of construction. The board will continue to work with the township and builder to the best of our ability to address.
- e. The board is addressing a dog issue, lawn issues, and garbage cans
 - a. Bill further clarified the issues that lead to these violations

4. New Business:

- a. Do we want electronic speed sign?
 - i. Tammy Deloney asked if there is evidence that these signs help to deter speeding. Brad addressed that he has looked into this with the county who advised that there is data that shows that these signs can be effective. There is interest from the homeowners in the board exploring this option and presenting pricing, but the majority of homeowners do not want to invest funds into this venture. Homeowners expressed concern that drivers would become desensitized to the signs after a time and they would not be effective (Jason Wells). All homeowners agree that having the speed trailer in regularly is helpful. Temporary speed bumps were mentioned as a possible alternative. Concerns expressed that the temporary speed bumps could come with liability.

- b. Community events: Easter and July 4th. HOA will no longer be sponsoring Christmas house decoration contest – clarified that if any homeowner would like to take on planning a Christmas event, the board would be supportive
 - c. Update on new construction and vacant lot
 - d. Front entrance tree replacement
 - 1. The board will present 3 options to homeowners to provide feedback
 - a. Replace All 11 Trees – no votes
 - b. Replace Some Trees – clear majority
 - c. Do nothing – 3 votes
 - 2. Nate Nelson suggested that we look into improvements to the common areas such as a pavilion and/or playground. Other homeowners commented that this would be very expensive.
5. Election of 3 new board members.
- a. Discuss duties of board members. Discuss each position, and expectations of those positions.
 - a. Homeowners volunteering for a position:
 - i. Christine Burnsfield
 - ii. Cindy Tisdale
 - iii. Tamera Deloney
 - iv. Nate Nelson – later recalled his decision to volunteer and deferred to Tammy
 - b. Each candidate spoke briefly to say why they would like to serve on the board
 - c. Bridget Whipple Catherine Kletzka collected and tallied the votes
 - b. Voting Process: How to vote, who is eligible to vote (only one vote per eligible family)
 - c. Announce 3 highest vote recipients elected to Board:
 - a. Christine Burnsfield
 - b. Cindy Tisdall
 - c. Tammy Deloney
6. Motion to adjourn meeting – Christine Burnsfield, seconded by Cindy Tisdale – 8:48 PM