

# Aspen Meadows Condominium Association

President: Cindy Tisdall | Vice President: Tamara Deloney | Treasurer: Brad Brown | Secretaries: Lisa Jones, Tom Wallace

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## **2025 Annual Meeting Minutes**

May 13, 2025 | White Lake Community Center

**Pre-Meeting** – White Lake Police Dept. Sgt. Gondeck summarized WLPD activity in the sub, including recent efforts to curb ATV/dirt bike riding (trespassing) along the power lines and increased presence to help with speeding. Sgt. Gondeck attended on behalf of Sgt. Snow, who is transitioning to the role of WLPD liaison for Aspen Meadows. *Vacation House Check and Drug Disposal Box Programs* were also highlighted.

### **Meeting Minutes**

**Meeting Called to Order** – 7:15pm (Cindy Tisdall)

**Board Members Present** – Cindy Tisdall, Tamara Deloney, Tom Wallace and Lisa Jones

**Board Members Not Present** – Brad Brown (new job conflict)

**Board Status** – One open position (Deloney). Cindy and Brad are running for reelection.

**New Board Member Election** – NOT held due to lack of quorum. *Special Meeting for election to be scheduled*

**Introductions** – Board members and attending homeowners introduced themselves

**Motion to Approve 2024 Annual Meeting Minutes as Written**

1. Cindy Tisdall motioned for the notes to be approved, Tom Wallace 2<sup>nd</sup>
  - a. 2024 Annual Meeting minutes will be posted to the site

**Financial Presentation** – 2024-25 Association financials reported with no questions

### **Current Issues**

1. Potential dues increase for 2026 resulting from increased snow removal costs and expected legal costs to update to the Master Deed and Bylaws due to outdated language and law changes
  - a. Board was asked if the 2025-26 budget would include legal expenses – YES, the 2025-25 working budget would be established and approved once the new board is seated
  - b. Board was asked if Meisner was the attorney that was used for the prework and if the \$5300 was for that work – YES
  - c. Board was asked if Meisner was on retainer – NO
  - d. Board was asked if there was an opportunity to quote the Master Deed/Bylaw update to other legal firms – Board is open to quoting the work, however, feels comfortable with the current legal arrangement and would discuss further once the new board is seated
2. Moving forward, association dues payments must be submitted over PayHOA or to the California P.O. box. Payments submitted to the local P.O. box and board members will *no longer be accepted*
3. Mailbox refresher – it's the homeowner responsibility to know Bylaws and their mailbox condition and that the original post and mailbox style are no longer available
4. Homeowners were reminded of the advantages of involving the Board *before* things start to happen, such as removing a tree, building a deck, having a dumpster in the driveway or needing extended time for a trailer/recreational vehicle
5. It's summer – please slow down and be aware of people walking (especially with dogs) and kids playing

## **2025 Annual Meeting Minutes**

*continued*

### **New Business**

1. Potential update of the Master Deed and Bylaws was restated with no additional questions
2. New construction
  - a. Board was asked if the HOA is responsible for property damage done during construction (sprinklers, electrical service box, cable line, etc.) – NO. Owner was advised to contact the White Lake Twp. Office
3. Community Events (Easter, July 4<sup>th</sup>, Sub Sale, etc.) – homeowners were asked to please contact/inform the Board of events in a timely manner, especially if financial support is being requested of the Board
4. Bill Sinzheimer requested the Board remind homeowners that garbage cans are not to be placed in the street as the R&R's clearly state they are to be placed in the driveway
5. Bill Sinzheimer reminded homeowners to be mindful of the recycling and trash that blows into other properties as well as the common areas

### **Election of 3 New Board Members was NOT HELD**

1. Election was NOT HELD due to lack of a quorum

**Motion to Adjourn Meeting – 8:36pm (Cindy Tisdall)**