



Aspen Meadows Condominium Association

Homeowners Association Board Meeting

April 26th, 2017

Sinzheimer Residence

Attendees: Dana, Jeff, Bill, Mindi, Maria

Called to Order: 7:20 pm

President Report (Bill)

- Update on Lot 2 small claims court
 - Court cases rescheduled for 4/10/17 & 5/4/17 to establish financial solvency for us to receive payment

Board agrees to move forward with court date on 5/4/17 if payment in is not rec'd & cleared before
- East side wall first layer of block is deteriorated, will require additional labor to correct, to be completed in the spring, drainage has been installed. Bottom row will be replaced & footing to be installed, Bill to call to confirm when project will begin. **Jeremy has us on the schedule to begin repairs, targeting completion before 5/16 meeting**
- Front entrance light purchase update
 - Bill to purchase 9 (1 extra) Oil rubbed bronze Brose Lighting, #48/180702 \$122/ **lights are on order, once they arrive Hutchinson to install, targeting before 5/16 meeting**
- Bill sent letter to JFK on 3/30 requesting payment for entrance remodel -\$4000.00 agreed upon (sign & lights)
- Bill obtaining quotes/plans over the winter for landscaping to be voted on in the spring 2017
 - Working with developer to obtain plans/quotes-**targeting Late spring for contracting & starting phase 10**
 - **Developer approved plan for \$5500, plants & labor-agreed to pay 1/2**
- Discuss amending Vehicle section of "Rules and Regulations"
 - Add language that states, "Vehicles are not to be parked on the streets, on a regular basis, Parking on streets when you have company, parties etc." *R & R number IV, 1st paragraph: revise to clarify, revisiting language to clarify further.*

Dana motioned to change R & R number IV to clarify street parking, Maria 2nd, no further discussion-approved

Vice President Report (Dana)

- Status of outstanding fees
 - Lot 47- Fine is up to \$100 **Will send letter by 5/1-we've rec'd no response or plan of action to install landscaping, if we do not hear back we will be required to take further legal action**
- ~~Lot 70 inoperable vehicle status-Vehicle was moved~~
- Update on moving of lot 48 mailbox from road to garage
 - Homeowner has agreed to mailbox being moved, Handyman has been contacted, waiting on response
 - **Board to research finding another handyman to assist**

Treasurer Report (Jeff)

- Outstanding dues/late fees
 - **Lot 53-Sutton-owe dues plus penalties: \$225 dues, \$100 penalties, Maria Send letter by May 1st to notify them if not paid by June 1th our only recourse is to file small claims.**
 - ~~Lot 68-owe dues plus penalties~~ **paid via PayPal**
 - ~~Lot 57- \$25 late fee from last year's dues~~ **payment rec'd 3/31**
- Snow Removal Quotes
 - Brian's Services snow contract ends 2017
 - Quote gathering in progress to be signed by 9/1
- Lawn/Bed Maintenance Quotes Discussion



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- **Dana motions to approved Pat's Services contract, Mindi 2nd, approved-Jeff will contact him & inform him of our expectations for improved service this season**
 - Jeff to call Irrigation Solutions to get a quote for adding spigot & turn system on for the summer **spigot installed, wiring & 8 sprinkler heads need to be repaired-Irrigation Solutions quoted \$700 plus labor-Bill to get a quote from Jim before we make a decision**
 - Old documents- **Jeff motions to destroy all docs supporting tax returns from 2010 and earlier, Maria 2nd, approved**
 - Jeff completed 2016 taxes
 - Annual meeting budget in progress-**Complete by 5/8 for annual meeting**

Operations Secretary Report (Mindi)

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- Website updated with Annual meeting announcement, January & March 2017 board meeting minutes
 - Spring newsletter topics?
 - Help keep our neighborhood clean-Pick up garbage if it blows in the yards
 - Please read bylaws/rules & regulations-on requirements for up keep of your yards, dandelion/weed control
 - Large item pick up & compost dates, lost bins/garbage bins-call for a replacement
 - Add to annual meeting agenda to discuss
 - Summer newsletter from new board
 - Placeholder: PO box renewal due each August

Communications Secretary (Maria)

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- Update on late fee letters-see above VP & Treasurer reports
 - Social Committee
 - Egg Hunt Update-**17 kids attended**
 - 4th of July plans-**planned for July 8th, 11 am-Dana motions to approve \$150 for supplies, Maria 2nd, approved**
 - Yearly subdivision meeting, May 16th 7-9 pm White Lake Township Offices
- Maria-to purchase Cookies & mini water bottles for meeting, create dues schedule clarification**

New Business

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- **Lot 30: Dana to send letter regarding peeling paint on front door**
 - **Mindi motions to purchase 2 garden hoses, Dana 2nds, approved**
 - **Added verbiage to Rules & Regulations to clarify violation fines are cumulative**
 - Annual Meeting scheduled for 5/16, township hall, 7-9 pm
 - How many open board member spots? **2 open-Jeff & Dana terms are up**
 - Sign in & ballots-Mindi to create, other docs for meeting needed? **Mindi to print agenda, budget, sign in sheet, updated R & R, dues schedule**
 - **Board voted to install previous front entrance sign at 2nd entrance (Aspen Meadows Drive entrance)**
 - **Dead trees behind front entrance sign to be cleaned up as part of landscaping**

Tabled

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- Update on entrance sign remodel
 - Bill to power wash walls in spring and board will pay for sealing materials (Dan Noirot can apply seal)
 - Wall with drainage/repairs: \$3850 West wall (sign side) repaired, foundation laid. approved
 - New lighting fixtures/install: \$1200 (8 lights) approved
 - Tabled: Re-landscaping of both entrances until front wall rework is complete
 - Tabled: Metro Sealcoat quote
 - Tabled: Discuss plan for needle cast on evergreen trees at entrance, some will likely need to be plan for replaced

Next meeting: May 10th, 7 pm Bill's house

Meeting adjourned: 9:40 pm