



Aspen Meadows Condominium Association

Association Board Meeting

April 9, 2018

White Lake Township Offices

Attendees

Bill, Dan, Mindi, Jeff, Sargent Ivory WLPD

PACT "Police and Community Together": 30 minutes needed for presentation at Annual Meeting, Attendees to include Sgt. Way, WLPD, Supervisor Kowall, and Chief Keller. They will discuss PACT. Creation stemmed from 2014 communication issues, 102 named subdivisions in White Lake, 50% have HOA-Enables fan out communication via HOA communication channels

Aspen will be assigned a liaison officer-minimum 1/per month phone call

Bill to email Sgt. Jeff Way-confirm we want to be part of the program

President & Landscape Committee Report (Bill)

- Update on Township meeting (Alpine Estates homeowners attended)
 - Aspen Meadows focus issues
 - Road damage repair assessment, Bill spoke with twp. planner, conducting a pre-construction walk through for road status
 - Bill to approach JFK about cleaning out the retention pond on East side of Teluride
- Lot 66, 67, 68-extreme mold growing on side of house-possible aesthetics violation review in progress Bill to look at bylaws to determine if any violations apply-Bylaws speak loosely of maintenance, this issue was tabled for further discussion by the board. section 15, page 33 Maintenance
- 2018 summer lawn contract with Pat's Services was approved via email
- Pats Services provided quote for thatch & seeding-\$645, Dan motions to approve, Jeff 2nd-all approve-Progressive Irrigation to install hardware & turn system on

Vice President Report (Dan)

- Violation letter updates
 - Lot 2: Bill to reach out to homeowner regarding unpaid dues of \$100 and unlicensed vehicles, if not corrected by 4/24 from Bill's conversation-next violation will be sent
 - Lot 57: Un plated vehicle-grace period, if not corrected, June 1st

Treasurer Report (Jeff)

- Status of outstanding dues
 - Lot 68: \$ 75 in arrears, Bill to call next step notice that we will take them to small claims
 - Lot 15: \$400 in arrears, next step small claims
 - Lot 2: \$100 past due

Secretary Report (Mindi)

- Website updated with Annual Meeting info
- Meeting notice & proxy letters to be mailed week of 4/9
- Sandwich board to be placed at entrance on 5/7
- Mindi to buy stamps

New Business

- Annual Meeting Agenda to be drafted
 - Mindi to bring sign in sheet, social committee sign up, extra pens-Jeff to send Mindi budget to print on back of agenda
 - Mindi to send draft agenda to board via email for additional input/approval
 - Jen Humitz volunteered for Social Committee. To be announced at the annual meeting Egg Hunt was a success, thanks to Jen for organizing.



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Ongoing/Deferred

- Expansion 1 (east side of power lines, ~44 lots) will be added to our association once complete as they will be using Teluride as their main entrance. Parcel 2 expansion will be a separate association, with separate entrance
- Board will pursue with developer what should be expected of phase 2 "green space" on south east corner (trees? open field?) Lot 116 & 117-Will request that developer make purchasers aware that HOA has the right to develop said property, within allowable usage.
- Discussion of next steps for dead/dying spruce trees at East entrance all evergreens are too diseased, this will be an expense, Bill to talk to JFK regarding shared cost. Jeff motions to approve \$600 budget to plant flowering trees behind west wall and add additional egg rock.
- Jeff to earmark \$1300 into the HOA savings account to meet the bylaws requirement of 10% reserve funds
- Discussed possibility of raising the dues: last raised by \$25 in 2011. Upcoming expenses to be discussed at annual meeting include replacing trees at Blvd., road repairs, storm retention pond maintenance which will require association to start banking some money.

Next meeting: April 30, 2018

Annual meeting, May 14th, 2018