



Aspen Meadows Condominium Association

Association Board Meeting

April 10, 2019

Attendees Kristie, Mindi, Bill, Jeff, Dan meeting called to order at 7:10 pm

President Report

- Sprinkler Meter storage status from White Lake Township-WLT Bill to check with WLT, will they reinstall meter or do they return it and we need to have it reinstalled?
- New build homes landscaping status Lot 14, 44-spec homes- Bill to reach out to developer to inquire about installing sprinklers & grass per the bylaws.
- Status of JFK cleaning up unsightly conditions-vacant lots Bill to reach out again to request plan of action for cleanup & maintenance-if not completed this spring, official letter to be sent by board

Vice President Report

- Update on violations
 - Lot 68-mold/mildew on siding-warning letter sent 2018 fall, extension granted until end of year, clean up was not completed by end of 2018, 2nd letter sent in Feb with 1st fine, 3rd letter with fine to be sent in April
 - Lot 35-rotting wood send friendly reminder letter referencing rules and regulations -aesthetics
 - Lot 38-Send friendly reminder about Christmas lights being taken down per rules & regulations

Treasurer Report

- Dues status & late notices- 8 outstanding-Jeff sent all late notices via mail on 4/10

Secretaries Report

- Mindi to update R & Rs with exact language from the bylaws regarding sprinkler, grass/sod requirements & timeframe. Completed, posted to website

New Business

- Mailbox damage allegedly caused by snow plow-next steps? Respond to homeowners via email, board has spoken to plow company, all drivers are required by their insurance to report mailbox hits and other plow damage, plow company has stated they did not do this damage, so board is not able to pursue as we are not a legal entity, homeowners must contact Dynamite directly to pursue.
- Lot 63-2106 Arapahoe Basin -Landscape/deck plan approval-approved, Dan notified homeowner via email on 4/10
- Damaged plantings at front entrance-Board agrees to wait until late spring to see if plants bounce back, Bill to monitor
- Annual meeting scheduled for 5/9/19-Mindi to put sandwich board sign out this weekend
- Adding stone to remaining beds at main entrance & where mulch has been done in the past in cul-de-sacs, motion by Bill, 2nd by Dan-approved

Ongoing/Deferred

- Discuss contacting a few management companies to determine fees for various levels of service as sub grows. The 44 homes in expansion phase 1 will no longer become part of our HOA-table this item for now.
- Additional 44 lots and Construction of roads timeline updates-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-44 home will no longer be part of our HOA, but they will use Teluride, Loveland Pass & Breckenridge as access roads. We will assess an agreed upon percentage of costs for use of our roads, maintenance of front entrance. Jeff to work on this and board will communicate to JFK.
- 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. Bill 2nds, approved.
- Jeff to earmark \$1300 for HOA savings account to meet the bylaws requirement of 10% reserve funds COMPLETE
- Discuss raising HOA dues prior to construction of Expansion 1 (44 homes): last raised by \$25 in 2011. Upcoming expenses include replacing dying trees at entrance, road repairs, and storm retention pond maintenance-Board votes unanimously to raise dues by \$25 for 2020. Discuss at annual meeting reasoning for raising dues to account for cost of living, continued entrance & Cul-de-sac maintenance, retention pond maintenance & tree replacement as needed.