



Aspen Meadows Condominium Association
Annual Homeowners Association Meeting Minutes
May 14th, 2018, 7:00 pm-9:00 pm, White Lake Township Office

- 1) Meeting call to order *Bill called meeting to order at 7:05 pm*
- 2) Roll call, Introductions and Quorum confirmation (Bill)
- 3) PACT “Police And Community Together” subdivision liaison program (30 minutes)
 - a) Sergeant Way, White Lake Police Department *Sergeant Way did not attend the meeting as planned. Bill gave a high level overview of the PACT program and will reach out to Sgt. Way separately. Bill will also ask for speeding sign to be placed on Teluride for a day.*
- 4) Reports of Officers
 - a) President - Bill Sinzheimer
 - i) Developer building update
 - (1) Current construction activities *Bill confirmed the builder/developer will be “policing” worker parking, blocking of roads, debris in common areas and they intend to hold trades accountable for violations. Please submit concerns about burning, road drains, property damage via the website “contact us” form and one liaison will notify the developer/builder as appropriate. The Board may respond with a recommendation for individual homeowners to report township and/or county ordinance violations to the authorities as applicable.*
 - (2) Additional 44 lots
 - (a) Construction of roads timeline *Bill will be involved in an inspection walkthrough to document current road conditions/damage to include the developer and a county road commission representative. This will commence upon the Developer notifying the township that phase II has been started. Phase II expected Fall 2018/Spring 2019, access/entrance for phase II will be off of Breckenridge and Loveland Pass. The Township has stated that they will be holding the county accountable to repair road damage once construction is complete. This item was discussed at the 2017 Annual Meeting and has yet to be completed due to township/county rep availability.*
 - ii) Front entrance & landscaping update *Bill will be removing any dead shrubs that were planted to obtain replacements prior to warranty expiring. Mulch to be completed around trees, cul-de-sacs. Discussion about replacing diseased evergreens tabled for now.*
 - iii) Teluride storm pond maintenance *Cost to maintain storm pond is the responsibility of the HOA and could cost tens of thousands. The developer has agreed to clean around the storm pond, remove all over growth, but going forward the HOA will have to cover maintenance. This will commence when phase II construction begins.*
 - b) Vice President - Dan Reich
 - i) Official correspondence methods: via Aspenmeadowsmi@gmail.com and Aspen Meadows website *Comments, questions follow ups requested on Facebook ARE NOT monitored or responded to by the board. All requests must come via the website “contact us” or via email. Every attempt will be made to respond within 48 hours.*
 - ii) Enforcement of bylaws & violation process *Reminder that the bylaws and documented violation process are being monitored and enforced.*
 - c) Treasurer - Jeff Sobel
 - i) Review of current maintenance contracts
 - (1) Snow removal, lawn/landscape *Pat’s is contracted for lawn care, Dynamite for snow removal, Jeff will inquire with Dynamite possibility of pre-pay at a discounted rate.*
 - ii) Budget Update
 - iii) Standing Rules and Regulations updates *Updates have been posted on the Aspen Meadows website*
 - d) Secretary - Mindi Noirot
 - i) 2nd entrance sign *Bill repaired the broken sign at the 2nd entrance. Also thank you to the Humitz family for refurbishing the sign!*
 - ii) Dues invoices for 2018 *Reminder letters will be sent late Aug/early Sept, DUES FOR 2019 ARE DUE ON 9/30/18. To be Discussed-moving due date to come in new business*
 - iii) Website updates *Website continues to be updated with important info, meeting minutes, changes to Rules & Regulations and seasonal newsletters*
 - iv) Social Committee updates
 - (1) Open to volunteers-Jen Humitz currently leading Social Committee
 - (a) Previous year events have included:



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Easter Egg Hunt-2018 was a huge success!!

4th of July Parade-*date TBD, sign at entrance will be posted, website to be updated once date is confirmed*

Trunk r' Treat

Holiday Lights Contest

5) New business (Jeff)

- a) Aesthetics concerns *General aesthetics were discussed (i.e. cracked/peeling paint, rotting wood, mold on homes). It was agreed that the Rules & Regulations should more clearly define "aesthetics" violations as they relate to the bylaws. The new board will reference and ensure the R & R's are consistent with the bylaws. Once completed, violations will begin to be accrued/enforced.*
- b) Homeowner concerns regarding loose dogs and dog waste disposal *reminder to please keep dogs leashed and in owner yard; complaints to board of dog waste being left in common areas/owners not cleaning up after dogs, as well as complaints to of dogs charging walkers/runners and chasing into streets/out of yards. Also noted that excessive dog barking will be considered in violation and warning/violation letters will be sent if reported.*
- c) Mailbox Information *Mailboxes for new homes will be purchased/installed by builder. Bracket replacement needed on older boxes, Jeff to coordinate group order if anyone is interested please email board by June 15th if you would like to order with the group. Replacement parts info is available on the HOA website.*
- d) Proposal to change Fiscal Year for HOA and annual dues payment *Jeff recommended changing the HOA fiscal year to April 1 through March 31 beginning in 2019. 2019 Invoices would be mailed 2/28/19, with payment due on 3/31/19. Currently we bill 12 months in advance, we will bill 3 months in arrears and 12 months ahead=15 months total with 3/31/18 payment due one time only. Board will mail letter to homeowners in October defining the changes. Motion to change due date made by Mindi; 2nd by Jeff; approved.*
- e) *Discussion to increase dues before construction of phase II (44 homes) begins, recommendation to begin a "maintenance fund" and deposit increased monies from all homes to that fund. The new board will add this to the agenda for discussion.*
- f) *Discussion around the time frames outlined in the bylaws requiring landscaping within 90 days of occupancy. The board has discussed and reviewed the bylaws and will discuss with builder/developer timing of final grade for occupied homes. Regarding spec homes, per the bylaws, what is the builder's timeline for completing all landscaping?*

6) Appointment of Inspectors of Election (Dan)

- a) 2 volunteers needed *Angel Herdus & Mary Beth Frank volunteered*
- b) Inspectors collect proxy votes and distribute 1 ballot per proxy *No proxy votes submitted*

7) Election of Directors (Jeff)

- a) 3 positions to be filled: 2 expiring positions, 1 vacant position
- b) Nominations *Bill Sinzheimer, Mindi Noirot, Kristie Woodward, Dawn Alexo were nominated.*
- c) Vote count & announcement *Bill Sinzheimer, Mindi Noirot, Kristie Woodward voted in as 3 new members.*

8) Adjournment 9:18 pm, 1st Meeting of new board scheduled for 6/11/18 to review/approve minutes

*2018 Annual Meeting minutes reviewed by board on 6/11/18, Motion to approve made by Jeff, 2nd by Dan-approved.
Next meeting scheduled for September 10th, 2018.*