



Aspen Meadows Condominium Association

Board Meeting Minutes

July 31, 2018

Billy's Tip n' Inn

Meeting call to order 7:05 pm

Attendees: Bill, Jeff, Dan Reich, Kristie, Mindi, Dan Noirot

- Developer building update
 - Current construction activities **Lots 18, 21, 22,23,27,28 to be built by Landmarc. Concerns about meeting min square footage and garage requirements to be discussed with Developer. Article IV, Page 7, Section 2 Deed Section at to R & Rs must be 3 car garage, Bill to run by lawyer.**
 - Additional 44 lots and 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.**
 - 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 once phase 2 large earth movers come in, but going forward the board will be required to maintain & cut grass/weeds.**
 - 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. Friendly reminders to be sent with copy of updated R & Rs to homes with excessive mold & homes with bare wood exposed/visible rotting wood**
- 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. JEFF TO DRAFT LETTER, Mindi to send Jeff details.**
 - **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. Board will be prepared with proposal of increase amount for dues by 2019 Annual Meeting.**
- **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. Mindi proposed contacting a few management companies to determine fees for various levels of service.**

2) Adjournment 8:39 pm