



Aspen Meadows Condominium Association

Homeowners Association Board Meeting

June 27th, 2017

Sinzheimer Residence

Attendees: Bill, Dan, Jeff, Maria, Mindi, Dana

Called to Order: 7:40 pm

President Report (Bill)

- 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
 - Jeremy has us on the schedule to begin repairs, targeting completion before 5/16 meeting **Bill to follow up with Jeremy again, giving us the run around on completing east wall.**
 - Bill power washed west wall, looks nice! **Washing one more time & then will plan to seal**
- Bill sent letter to JFK on 3/30 requesting payment for entrance remodel-\$4000.00 agreed upon (sign & lights) **Bill to reach out to JFK again for payment status.**
- Bill to speak to JFK & photograph to document state of roads prior to construction, discuss contributions from Developer for any road repairs and possible construction entrance mandate? **Bill to walk the sub roads with Metro Sealcoat for asphalt patch & rubber fill cracks quote. JFK to get quote from his commercial asphalt company. Bill to talk to builder about mandating a construction route.**
- Bill working with developer to obtain plans/quotes for landscaping
 - Targeting Late spring for contracting & starting phase 1 **Board agreed not to wait for east wall repairs, Bill to begin with west side landscaping now, will complete east side once wall repairs is complete. Pat's Outdoor Services agreed to plant stock that board purchases.**
 - Developer approved plan for \$5500, plants & labor-developer agreed to pay ½
- Lot 45 (Mike Alexo) has a concern regarding existing drain in their yard. He contacted Oakland County drain & sewer they agreed they could fix it but require "rite of passage" for lot 44, Bill to call JFK to approve rite of passage for the drain commission to fix asap. **Bill called JFK to write letter for rite of passage on lot 44 for county drain commission to fix drainage issue.**
- **Bill spoke to JFK re: commons lots mowing, 1 week past date promised, will ask again**
- Discuss amending Vehicle section of "Rules and Regulations" per annual meeting homeowner request **Board agrees that current language is sufficient**

Vice President Report (Dana)

- Status of violations
 - Lot 47- Fine is up to \$100-Dana to 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 75-Trailer in woods & car parked in street-**\$50 fine was sent for trailer being parked in the woods**
 - **Lot 37-Board to monitor trailer parked in driveway**

Treasurer Report (Jeff)

- Snow Removal Quotes
 - Brian's Services snow contract ends 2017
 - Quote gathering in progress to be signed by 9/1
- Lawn/Bed Maintenance
 - Pat's Services signed for summer 2017-Jeff to contact & inform of our expectations for improved service this season
 - Spigot installed, wiring & 8 sprinkler heads repaired **Wiring was fixed by Irrigation Solutions, but we were charged more than the original quoted rate. Jeff motions to hire Progressive to fix 8 heads & underground leak at top of hill on east side, Dan seconds, board approves-Jeff to schedule**



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Operations Secretary Report (Mindi)

- Website updated
- Spring/Summer newsletter review
Approved, with suggested corrections, Mindi to post to website & send to Marie to post on Facebook
- Placeholder: PO box renewal due each August-**Mindi to renew in August**

Communications Secretary (Maria)

- Social Committee
 - 4th of July parade-July 2nd, 11 am-\$150 funds approved at last board meeting **Maria to post flyer to Facebook and put front entrance sign out to announce parade**
 - **Maria to update homeowner contact master list to include info received at annual meeting**

New Business

- Lot 30: homeowner has agreed to paint front door (peeling paint)
- Assignment of board duties/titles
 - **Dan-VP, Bill-President, Jeff-Treasurer, Mindi-Ops Secretary, Maria-Communications Secretary**

Tabled

- Tabled: Metro Sealcoat quote See notes from
- Tabled: Discuss plan for needle cast on evergreen trees at entrance, some will likely need to be planned for replaced

Adjourned: 9:15 pm

Next meeting: Wednesday August 30th, 7 pm-Noirot residence (6582 Steamboat Springs)