



Aspen Meadows Condominium Association

Association Board Meeting

October 15, 2018

White Lake Township Community Hall

Attendees

Kristie, Mindi, Bill, Jeff, Dan: Meeting called to order 7:10 am

President Report

- Bill received a notice from WLT that they require our meter from sprinkler system to be stored with them over the winter & they will test it for accuracy. They will come a few days before our winterization to remove the meter, scheduled for week of 10/22
- Bill to reach out to builder for lots 14, 44 63 to confirm timeline for completion of sprinklers, sod per the bylaws requirements.
- Bill to reach out to JFK regarding unsightly conditions of vacant lots and request plan of action for cleanup & maintenance

Vice President Report

- Dan provided letter templates for warning/violation letters

Treasurer Report

- Jeff revised budget to restate the new fiscal year, Mindi to post updated budget on website
- Jeff to talk to lot 35, automatic dues payment received, how would they like to handle?

Secretaries Report

- Kristie to send 1st violation letter to lot 68 regarding mold on siding
- Mindi to send warning letter to Lot 62 regarding erosion fencing, sprinklers & grass requirements
- Mindi to update R & Rs with exact language from the bylaws regarding sprinkler, grass/sod requirements & timeframe.

New Business

None

Ongoing/Deferred

- Plan for 2018-19 winter due to salt shortage/costs triple last year?
- Next steps: contacting a few management companies to determine fees for various levels of service.
- 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
- 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
- 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.

Adjourned at 8:45 pm: No scheduled meetings for the remainder of 2018, unless necessary. HOA business to be conducted via email as much as possible.