

MINUTES

ASPEN VILLAGE HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING

June 14, 2022

6:30 p.m.

Board Members:

Suzanne Roth | Ellen Anderson | James Anderson | Matt Zubrod
Kate Spencer (Interim Director)

Directors Present:

Suzanne Roth

Board President

Ellen Anderson

Board Treasurer

Jim Anderson

Board Director

Matt Zubrod

Board Director

Kate Spencer

Interim Board Director

Directors Absent:

Property Manager Present: Diane Spicer

Aspen Places, Property Mgr

Owners Present:

1. CALL TO ORDER

Director Suzanne Roth called the meeting to order at 6:38 p.m.

2. APPROVAL OF JUNE 14, 2022 AGENDA

The Board considered approving the agenda for this meeting – June 14, 2022.

Items added to the agenda:

- None.

Director Suzanne Roth moved to approve the June 14, 2022, Agenda; Director Ellen Anderson seconded. Motion Passed.

3. **APPROVAL OF MAY 24, 2022, MEETING MINUTES**

The Board Directors reviewed the May 24, 2022, draft meeting minutes.

Director Suzanne Roth moved to approve the May 24, 2022, draft meeting minutes as presented, seconded by Director Jim Anderson. Motion Passed.

4. **HOMEOWNER COMMENTS**

The Board opened up discussion for items not on the agenda, brought forth by present homeowners. Homeowners had three (3) minutes maximum per item.

- None.

5. **BOARD COMMENTS**

The Board opened up discussion for items not on the agenda.

- Ellen acknowledges discussion amongst members is good. Ellen has also changed her mind about spending funds to rewrite the Declarations to bring them up to date with laws and current issues, and now feels this is money well spent, however, she does not want to allow pets (her personal feelings but not ones that will necessarily be reflected in the new documents).
- Jim appreciated the trash day; it brings the community together and helps maintain property values.
- Ellen pointed out that some lots have dead trees but according to the current Declarations for AV, there is no option to enforce their removal.

6. **MANAGEMENT REPORT**

Board Actions:

Updates:

- Lot 19 – violated agreement not to park on lawn, twice within the given deadline of 05/31/2022. Account has been turned over to legal counsel/ collections with two additional fines of \$500.00. Waiting on update from Molly
- Lot 03 – Letter from HOA to present to CoA for permit

Violations:

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7. **NEW BUSINESS**

The Board discussed the following topics:

- Suzanne moved to implement a special assessment of \$100 per lot to cover the costs for Amending and Restating the Declarations. Motion seconded by Jim. Motion passed. Diane/AP to send letter and begin collections before August 31, 2022.

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8. **OLD BUSINESS**

The Board discussed the following topics:

- Trash Day was a success and under budget. Will continue to hold event annually.
- Community BBQ August 6, 2022

ACC Report

- Lot 17 plans approved
- Lot 75 gravel driveway approved; fence hasn't been approved and will be considered pending a survey of lot lines.
- Lot 3 Gondola and Flower beds approved
- Lot 80 was present to ask questions and will return in July to meet with ACC
- Lot 88 & 104 to be inspected by Denise and Tom before July meeting
- Lot 117 to meet with ACC in July regarding privacy fence

9. **ADJOURNMENT**

Director Suzanne Roth moved, and Director Matt Zubrod seconded to approve adjournment of the Board Meeting at 7:15 PM MST. Motion Passed.

The next Aspen Village Board Meeting will be on **Tuesday, July 12, 2022**