

MINUTES

ASPEN VILLAGE HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING

June 20, 2023
6:30 p.m.

Location:
31 Aspen Village, Clubhouse

Board Directors:
Suzanne Roth | Ellen Anderson | James Anderson | Kate Spencer | Matt Zubrod

Directors Present:	Suzanne Roth Ellen Anderson Kate Spencer Matt Zubrod	President Board Director Board Director Board Director
Directors Absent:	James Anderson	Board Director
Property Manager Present:	Megan Rodman	Property Manager
Owners Present:	Laura Post	Lot 139

1. CALL TO ORDER

Director Suzanne Roth called the Board Meeting to order at 6:38 PM MST.

2. APPROVAL OF JUNE 20, 2023 AGENDA

The Board considered approving the Agenda for this meeting.

Director Suzanne Roth moved and Director Ellen Anderson seconded to approve the Agenda for this meeting. Motion Passed.

3. APPROVAL OF APRIL 13, 2023 BOARD MEETING MINUTES

The Board reviewed the April 13, 2023 Board Meeting Minutes.

Director Ellen Anderson moved and Director Suzanne Roth seconded to approve the April 13, 2023 Board Meeting Minutes. Motion Passed.

4. **HOMEOWNER COMMENTS**

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

Homeowner comments:

- Lot 139: Laura Post had questions about being able to keep her camper in her driveway, asked about maintenance of Lot 140 her neighbor, and what the process is for installing a new home.

5. **BOARD COMMENTS**

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

- Director Ellen Anderson spoke with the Sheriff about getting more of a presence in Aspen Village.
- Director Suzanne Roth wanted to comment that school is out and for homeowners to be obeying the speed limit, quiet hours, hours to mow your lawn. Put in newsletter – Airport meetings, and Summer BBQ.

OLD BUSINESS

The Board discussed the following topics:

Approve 2023 Proposed Budget – revised

The Board reviewed the proposed revised 2023 Budget. The following items were discussed:

- Director Suzanne Roth asked why Accounting Fees actuals were \$2688.80. Management informed the Board that this charge came from the former property manager – Diane Spicer, with regards to payment of QuickBooks desktop from 2019-2022.

Director Suzanne Roth moved and Director Kate Spencer seconded to approve the revised 2023 proposed budget as presented. Motion Passed.

Summer BBQ

The Summer BBQ will be happening on July 22, 2023. It will be a potluck style BBQ, hamburgers will be provided. Everyone is welcome to bring food to donate. The BBQ will be held at the Clubhouse from 12:00-2:00PM. Kate Spencer will reach out to Romero Group to reserve the Clubhouse as a weather backup. Megan will send out an email blast with FB post from Kate. Update website as well under News and Events.

Board Terms

The Board will hold an election in December – send out email for nominations, then send out ballot, get votes by Annual Meeting for December.

ACC Report

There were not enough ACC members present at their meeting to meet quorum requirements. The meeting was cancelled. No report to provide.

6. NEW BUSINESS

HOA Financial Status

The Board gave an update on financial status of the HOA and current 3 options of next steps to resolve the diminishing funds to continue running the HOA. Director Kate Spencer gave a recap of working session with Metro Board. The Metro Board wants the HOA rules to be updated. The HOA Board Directors present asked the Metro Board to ask Romero Group if they were to enforce HOA rules, if there would be a set cost for them to do so, or if Metro would fund the HOA to continue to operate.

Revised CC&Rs Project

The Board decided to defer the discussion to on starting back up the revision of the CC&Rs project for their August meeting.

7. ADJOURNMENT

Director Suzanne Roth moved and Director Kate Spencer seconded to adjourn the Board Meeting at 8:00 PM MST. Motion Passed.

The next Aspen Village Board Meeting will be on October 17, 2023.