

Aspen Village HOA Board Meeting Minutes April 22, 2024

Call to Order

Natasha called the Aspen Village HOA Board Meeting to order at 7:02 P.M. April 22, 2024. The meeting was held in person at 854 E 760 North, and with a Zoom option.

Roll Call

Board members present: Randy Parker, Bonnie Sass, Cathy Fuentes, Natasha Jackson, Karyn Webster and Trevor Allen, and no homeowners present.

Old Business

1. Siding Damage – Joe’s Handyman Service is going to start the siding repair Wednesday April 23, weather permitting. He has a list of what needs to be repaired.
2. Master Electric Bid to repair 846’s light and install a security light, which is delayed until siding repairs are complete. Cost for 30 garage lights \$258 per light or \$288 per individual light. Get two more bids. Randy to ask his guy.
3. Porch pillar separation at 819, 812 and 826 are needing repair. The Board reviewed the bids from Allweld \$2,250 per porch and Joe’s Handyman Service bid is \$2,900 per porch. Joe’s Handyman Service includes using rebar to support the porch, which is a better long-term solution.
 - a. Request from Joe a discount for multiple porches.
 - b. Natasha to check Reserve Study to see if porch is covered.
 - c. Is there a warranty on the porch repairs? Randy commented that Joe will warranty the porch repairs. The HOA requests the warranty in writing.
4. Speed bump – Natasha will follow up with speed bump. Wasatch Lawn will cover the expense of a new rubber speed bump.
5. Pest spray – Natasha to ask when will the HOA be sprayed for pests?

New Business

1. Review Financials – Hayley Thomas sent the financials prepared by Welch Randall. The HOA Board reviewed the Reserve Savings, Income / Expense Statement, Balance Sheet, Checking, Special Assessment. Cathy made a motion to approve. Trevor 2nd it. Everyone approved. Motion approved.
2. Wasp Traps for the playground –request Welch Randall to have three wasp traps installed at the playground area. All approved. Send request to WR.
3. Flip your strip – Bonnie will follow up Councilmember Hyer.
4. Entry way landscaping – Wasatch Lawn bid was \$6k for both entrances. Ask Wasatch to give us pics of how he would recommend doing the entrances before ordering the work.
5. Empty playground garbage containers – Two trash cans at playground need emptying. Karyn will take care of emptying the containers.

6. Ring Camera – Nine solar-powered Ring cameras are operating. It is recommended that they be checked everyday to ensure they are running. The Board has to keep up with owners moving out, so we can request using the new owner's wifi. Trevor will manage the Ring cameras.
7. Inspection – The HOA Board members will meet at 6:00 May 20 before the next HOA Board Meeting at 7:00 to do a walk about inspection of the property. We will meet by mailboxes at 6:00 to a walk about before the meeting. Randy to reproduce more inspection sheets. For violations, we are to take a photo with the address, but a violation can be written up without a photo.
8. Newsletter: Include the HOA Board will be doing a walk about in May – clean up your area and pick up after your animals.

Regular meeting – Adjourned at 7:45

Executive Meeting – Natasha called the Executive Meeting to order at 7:45. The HOA Board reviewed the delinquencies. One new homeowner erroneously received a HOA dues discount for several months. Since it was not the homeowner's error, the Board approved waiving the late fees, as long as the homeowner has been paying the full amount billed.

Meeting Adjourned

Natasha closed the meeting at 7:54.

Next Meeting

Due to Memorial Day, the next meeting will be May 20 at 7:00 PM at 827 N. 760 North with Zoom option.

Action Items

1. Randy to follow with a bid for lighting.
2. Natasha to check to see if porch repair is covered in the Reserve Study.
3. WR to request Joe's Handyman Service include a warranty in a written bid and if the HOA can get a discount for multiple bids.
4. Randy to follow up with Wasatch Lawn to get pictures of options for the entrances.
5. Natasha to follow up with the speed dumps.
6. Karyn to empty the trash receptacles at the playground.
7. Natasha request WR have wasp traps installed at playground.