

Aspen Stand HOA Meeting – Minutes - 11/30/11

1. Welcome and Introductions – Jeffery Kaphan, Board Member
 - Jeffery Caphan welcomes Kaylan Fullerton and Mike Krasula
 - Caroline and Dax Kelm – Proxy
 - Dan Mudge – Proxy
 - Carlton Henson - Proxy
2. Determination of Quorum – and Call to Order
 - Jeffery calls meeting to order
3. Approval of 2010 Annual Meeting Minutes
 - **Motion to approve 2010 minutes, Mike 2nds all in favor – Kaylen, Mike and Jeffery vote in favor
4. Financial Report- Discussions and Explanations on the 2010 Financials and the Proposed 2011 Budget (Cynthia Wiley)
 - Overall the budget looks good, we do not spend a lot monthly, Lower valley, Lawn Care, General Liability insurance, water, sewer (see copy)
 - Suggested to increase the HOA dues in a year
 - Reserve Balance is currently 12,008.28
 - Suggested to move \$4,000 to \$6,000 into a CD with US Bank at 1% depending on HOA Insurance costs
 - **Mike motions to approve budget, Jeffery 2nds all vote in favor and approve budget
5. Old Business
 - a) Adopt Master Rules & Regs
 - **Kaylan makes motion to adopt Master rules and regs, Mike 2nds, all vote in favor to approve master rules and regs
 - b) Adopt Bylaws
 - **Jeffery makes motion to adopt bylaws, Mike 2nds, all vote in favor to approve master bylaws
 - c) Snow Removal
 - Jeffery wanted to check – In on the status of snow removal. All present said that they are happy with each owner being responsible for snow removal
 - d) Lawn Care
 - Check-In regarding Lunde lawn care. All present said they are very happy with Lunde Lawn care.
6. New Business
 - **Property coverage insurance** for the HOA for the exteriors of the units and common area is required and should have been completed at the initial meeting and establishment of the HOA. It was never completed. As such we are getting bids for coverage and as a board will meet and agree on a provider ASAP and document this. Additionally, we will put out a letter to the owners letting them know of these actions as well as the costs which will be passed

on to the HOA dues. Owners should also know that as the HOA dues will increase due to the insurance costs, the change in coverage by their provider should decrease as exterior coverage is not required on an individual unit basis anymore. The board will detail this in the letter to owners.

7. Election of Directors

- Carlton Henson – election to replace Peter Keenan – 1 year term

Mike makes motion to elect Carlton to the 1 year term, Kaylan 2nds all vote in favor to approve Carlton to the board for a 1 –year term

- Mike Krasula – up for re-election – 3 year term

Jeffery makes motion to elect Mike to the 3 year term, Kaylan 2nds all vote in favor to approve Mike to the board for a 3 –year term

8. Other

- Jeffery wanted to discuss **renters and dogs** as there are dog issues, (Trevor’s tenants) from leashing dogs to trees and signs that allow the dog to them lay in the road and defecate in the concentrated area by not cleaning it up and killing the grass, as well as free roaming dogs with no owner with them.
- Additionally, there is a dog poop problem throughout the common area from people not cleaning there mess up.
- Kaylan said she will try to not let her dog roam free as much and continue to clean up after her pooch
- Jeffery wants to suggestions for renters with dogs and suggested **that other HOAs do not allow renters to have dogs and that is something we should consider**
- Deb suggested dog owners or owners with tenants that have dogs pay a higher HOA fee to go into the HOA for the additional cost of clean-up cost
- Mikes concern is that the fee is a is a free pass to not clean up their mess because they are paying an additional fee and there is no incentive to clean up after their dog.
- Deb volunteered to talk to Trevor Bain about his tenants and there dog issues
- **All agreed that something needs to be done about the dog issue** and action will be taken by the board to either:
 - **1. Not allow renters to have more than 1 dog.**
 - **2. Not allow renters to have a dog.**
 - **3. Institute a fee for dog owners or owners with tenants with dogs**

9. Adjourn

- Jeffery motions to adjourn, den 2nds, all are in favor.

