

BOARD MEETING MINUTES
ASPEN SHORES HOMEOWNERS ASSOCIATION

Monday, May 7, 2018

Present: Sharon Sherwood (President), Pat Boynton (Treasurer), Brandon Parker (Vice President), Leslie Bigos (Secretary), George Juarez (Director at Large)

Members: Janis Peters

Time of Meeting: 4:05 pm, Home of Leslie Bigos - 2810 Akamai Way

Minutes

Approve minutes of [April 2, 2016](#) meeting Approved: Ayes 5; Nays 0

Approve minutes of [April 16, 2018](#) meeting Approved Ayes 5: Nays 0

Cove

- Janis Peters provided a report on her meeting with the Fire Marshall who examined the Cove area in light of fire hazard. [Her statement on her concerns can be found here.](#)
<http://www.aspenshoreshoa.com/report-on-fire-marshall-visit/>

General Meeting

- Sharon to check with Celebration Lutheran whether we can hold our General Meeting there on July 7th. Proposed Time: 10am. Discussed proposed Agenda
- Discussed soliciting discussion questions from member priors to the meeting and soliciting comments concerns from membership prior to the meeting.

Emails -- Discussed that the Secretary will handle all emails to the membership at large and board members discuss points, not people.

Lien on foreclosure property -- The Lien still remains on the property and will be properly released.

Agendas -- Discussed providing more details to Board Meeting Agenda. Discussed a collaborative approach to preparing the Agenda. Board agreed a more detailed agenda is helpful.

Landscaping

Thank you to great neighbors who are willing to help Aspen Shores run smoothly!

- Dan Bigos and Larry Morgan have prepared the Drain Field for our upcoming annual inspection.
- The Wolfs, Loyolas and Eatons will monitor the irrigation. fertilizing and filter for the Blue Heron RV landscape strip.

- Carol Ferber has been caring for the plum trees and arbor vitae on Aspen Shores Drive. The Suzelis family and our new neighbors (the Garcias) are willing to help this year.
- The Bigos, Morgan and Boynton households will help with the Storm Basin.
- The McGills, Juarezes and Morrows are willing to monitor a portion of sidewalk landscape strip.
- Brandon Parker has offered to stripe the RV lots again as needed. The lines have made a nice difference.
- Jackie Parker has spent many hours in the past caring for landscaping, and she is still willing to watch over a section on Blue Heron/
- Scott Bailey is helping with the irrigation filter to be sure the water keeps flowing.
- There are many who may not have been mentioned who quietly have been pitching in as needed. Let us know who you are so we don't interrupt what is already being done. Thank you to all!

There are areas of landscape that still need someone to provide some oversight and a little time. Please call a Board member to see where you might help out. The HOA will purchase and provide fertilizer, sprays and pesticide for use on common areas. We will be in touch soon to be sure we all know the zones that are covered.

Landscaping : Future Improvements

- Discussion of a possible future improvement -- planting a row of trees behind Blue Heron Lane RV park. This project needs irrigation plumbing, water share and planting plan.
- Discussion of a proposed improvement -- landscaping plan for around "bowl" and possibly on portions of Mikayla Lane
 - Vegetation Plan for trees & shrubs
 - Irrigation lines
 - Irrigation shares already exists for "bowl" area

Septic:

Report by Dan Bigos -- Efforts to make septic system more reliable. Items being addressed include:

- In June the septic committee will have a full year of data regarding number of dosing tank pump cycles and minutes of use, and volumes of effluent discharged to drainfields. These data will be used calculate utilization of drainfields. Current thinking is that the drain fields are designed to handle a daily capacity which is well above current utilization. That bodes well for long lives of the drain fields.
- Current replacement/maintenance priorities for the septic system are:
 - Replacement of the PVC pipes that transport effluent through the penstock pipe that runs under the highway and Quincy to the dosing tanks. Two years ago we had a PVC pipe failure. The septic committee has solicited a bid for HDPE pipes

to replace the PVC. HDPE pipe would be a single run pipe with no joints. HDPE has a 100 year lifespan. Recommended by Pipkin Construction

“High Density Polyethylene Pipe (HDPE) is a thermoplastic pipe made from material that can be melted and reformed. It is rugged, flexible, and durable. It has outstanding chemical and environmental stress crack resistance. HDPE can carry potable water, wastewater, slurries, chemicals, hazardous wastes, and compressed gases. In fact, polyethylene pipe has a long and distinguished history of service to the gas, oil, mining and other industries. It has the lowest repair frequency per mile of pipe per year compared with all other pressure pipe materials used for urban gas distribution.”

- Replacement of electrical from control boxes to pumps. Existing conduit has become corroded in places. Junction boxes need replacement. Seeking estimate for replacement.
- Larry Morgan created a piping schematic showing how, if both dosing tank pumps fail or if a drainage field appears to be failing (both events are very unlikely) the waste could be pumped into another tank/field so there would be no down time. This would give homeowners and added level of assurance regarding continuous system operation. Have requested bid for this from Pump Tech.
- Requested bid from Pump Tech for cost of replacing pump in dosing tank so that we can use that estimate for future budgeting.

Financial:

- Treasurer presented Profit & Loss Budget
- Approve the Budget: Ayes 5, Nay 0
- Bank Accounts balances for CDs and checking account presented:

Total Checking			
General Checking	1000	\$11,862.76	Collected for Non Septic common activities
Septic Checking	1010	\$6,771.04	Collected for Septic Funds
Holding Account	1020	\$552.57	Collected for Private lot tank Inspection
Holding Account	1030	\$528.00	Collected for Septic Set Aside Reserve
		\$19,714.37	
Certificates of Deposit			
Septic Emergency CD	1080	\$6,036.11	Initial Desposit by Developer
Septic Set Aside CD	1090	\$73,031.71	Collected for long term Septic replacement
General Reserve CD	1095	\$452.17	Unknown source or reason
		\$79,519.99	

TOTAL ALL ACCOUNTS		\$99,234.36	
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Bills:

- Ogden, Murphy Wallace Legal Fees \$650 *Not approved*
Discussion of legal fees. The Board requested that Sharon Sherwood write a report as to why legal services were engaged without Board members' knowledge, discussion and approval in open meeting, what was discussed & what was accomplished. No approval to pay this bill.

APPROVED EXPENSES and PAYMENTS

- Authorization to incur landscaping expenses of fertilizer and bug spray of approximately \$200 for existing landscaping areas. Motion to approve: Ayes 4 Nays 0
- Carlos Luna Gardening \$120
- Douglas County Treasurer \$75 for Lien Release
- Sav Mart \$29.26
- Linder & Goetz Accountants \$147

Next Meeting June 4 @ 4:00pm @ 2810 Akamai Way - Home of Leslie Bigos

Meeting Adjourned 6:17pm