

**Homeowner's Meeting Minutes
Aspen Shores HOA General Meeting
November, 10, 2018
Wenatchee Public
Library**

Board Members Present: Sharon Sherwood (President), George Juarez (At Large), Brandon Parker (Vice President - On Video Conference), Leslie Bigos (Secretary), Pat Boynton (Treasurer).

Members in Good Standing Present: Dan Bigos, Jim Boynton, Liz Carter, Harold & Nancy Delong, Gary Francois, Al & Idy Huth, George Juarez, Dennis Kirby, Greg Klingel, Bill & Cathy Koster, Laine Lasker, Sherry Loyola, Larry & Libby Morgan, Tony & Debbie Morrow, Jackie Parker, Janis Peters, Kim & Nina Rose, Bob & Marideanne Wolfe

Proxys Received: Scott & Junko Bailey, Sue & Don Baker, Clark & Nancy Eaton, Chris Gunterman, Gerald & Dena Halle, Bev Jagla, Case & KC Kwak, Robert & Sheila Lein, Al & Sally McEvoy, Doug & Debra McGill, Brandon Parker, Edgar & Miriam Perez, Don & Kris Seibel, Steve & Hydee Shrader, Blake & Jacqueline Suzelis, Dan & Janet White

Quorum: A quorum was present with 19 present and 16 proxies received.

Welcome: Sharon Sherwood called the meeting to order at 1:05pm. A quorum was verified. Proof of meeting was sent September 7 to members.

Minutes: A motion was made to approve General Meeting Minutes of November 4, 2017. A vote was taken. 31 Ayes; 1 Abstain. The minutes were approved.

Financial Report: Treasurer, Pat Boynton, answered questions regarding the budget. Essentially, the Board intends to have a firewall put in place between the General Funds and Septic funds. Questions were asked about unspent I funds at year-end and how funds carried over from prior years would be allocated.

A motion was made to approve the 2019 Budget. Ayes: 33; Nays: 4. The Budget was approved.

Committee Reports

Dock: Greg Klingel presented ideas for a community dock. Homeowners interested in the dock can contact Greg.

Septic Report: Dan Bigos gave a presentation on the ongoing Septic Reserve Study. He also highlighted repairs made to the system in 2018 and their costs. He gave numbers for replacing various components of the system. Overall, the system is in good

health. The presentation is available here: [2018 Septic Report](#). General information regarding the Septic System and contact numbers can be found here: <https://www.aspenhoreshoa.com/septic/> Volunteers for the Committee are always welcome.

Landscape & Maintenance:

Pat Boyton reported that the HOA currently has .17 acres irrigation shares currently located at the storm basin. These shares could be diverted and used in proposed projects including the Blue Heron RV park proposed project, the storm basin at the intersection of Akamai Way and Mikayla Lane. Depending on the scope of proposed projects, there is probably enough water shares. There would need to be a surveyor map made and a filing fee.

Howard DeLong discussed weed abatement. He reported that puncture vine is somewhat out of control. The vine germinates in July so it is imperative to dig it up and spray before then. Knap weed is currently under control. Howard mentioned that the Douglas Co. Weed board does not provide the inspection and fining that Grant County does.

Howard asked that anyone who notices an irrigation leak to report to him.

Landscape committee chairman is needed. We need volunteers for this committee.

Bob Wolfe reported on a proposed tree project that he has been researching. The [text of that report can be found here](#).

The community discussed the need to prioritize proposed projects and the need to vote so that community wishes be known.

Election of Officers.

Candidates Kim Rose, Sharon Sherwood & Laine Lasker all introduced themselves.

Office of President:

Kim Rose 30 votes; Sharon Sherwood 6 votes. Kim Rose was elected HOA President for a 2-year-term beginning in 2019.

Office of Vice President:

Laine Lasker received 32 votes, Gary Francois received 2 write-in votes. Laine Lasker was elected HOA Vice-President for a 2-year- term beginning in 2019.

Proposal to Hire a Property Management Company for Aspen Shores HOA

Laine Lasker presented an idea to hire a property management company for Aspen Shores. Laine interviewed 2 property managers and found Still Properties the most responsive. They would provide these services: Handle disputes; Handle accounting; Collect dues, Set up auto-pay of dues, and frequency; Pay vendors. Board members would Continue to: approve & sign checks; Interface with vendors; Manage common properties. Septic would be separate. A motion was made to direct the Board to get information and negotiate with Still Properties. After member questions and comment, the motion was withdrawn.

The Board will consider potential benefits of a property manager and possible costs and then hold a meeting open to all homeowners for input and Q&A. Members will have detailed information before holding a membership vote on the matter.

Other Business

Audit: Discussed the the RCW language on whether or not a financial audit is required. for an Audit of the books. Aspen Shores has assessments of less than \$50,000 annually, therefore an audit is not required by law.

Views: Sharon reminded people to be considerate of other homeowners and prune bushes/foilage and plants so as not to block River views.

Common Property: Sharon Sherwood reminded homeowners not to dump any material on common property She said an owner's waste management service can be utilized to rid yard waste

General Meeting in Spring - The goal is to have another General Meeting in the Spring of 2019.

Meeting Adjourned 3:32pm.