

**ASPEN SHORES HOMEOWNERS ASSOCIATION
BOARD MEETING**

Date: January 24, 2019

Time: 11:05am

Place: Home of Leslie Bigos 2810 Akamai Way

Board Members in attendance: Kim Rose (Incoming President), Sharon Sherwood (Outgoing President), Laine Lasker (Vice President), George Juarez (At Large), Leslie Bigos (Secretary), Pat Boynton (Treasurer)

Membership in attendance: Idy Huth

Business:

Introduce new officers - Kim Rose (President) & Laine Lasker. Old officers give new officer any material(s).

Mailbox key handed over - 2 mailbox keys in existence. One will remain with the Secretary and one in the filing box. The Secretary to open mail and hand bills/payments to Treasurer..

Bank Statement

Goes to Linder & Goetz Accounting office

Review for any cash withdrawals or ATM transactions.

Minutes: Approve minutes of December 12, 2018 Meeting Minutes Ayes: 4

Sharon Sherwood, outgoing President, presented her Recommendations for 2019 Board

Adjourned at 11:21

Convene Board Meeting with New Board 11:23am

Board Members: Common understandings/goals; Areas of responsibility

Kim Rose - President - board is a collegial place to solve problems with compromise. Listening. Cheerleader & encourager.

Laine Lasker - Vice President - purpose of board to support the community. To disagree w/o being disagreeable and to not come to the board with personal agendas.

George Juarez - At Large - here for the common good and work for all. Treat each other respectfully.

Pat Boynton - Treasurer - discussed Protocols. Encouraged board to be familiar with Covenants & Bylaws. Understand the charter of the Board. As Treasurer, working towards making budget understandable and uncomplicated. Purpose of the Board is to run a Waste Management Company.

Leslie Bigos - Secretary - keeper of the documents, communication. Board serves to run the HOA's small utility which is the septic system.

Treasurer's Report: Year-end

In addition to all 2018 Bank Statements and reconciliation reports, detailed reports of 2018 Journal entries, Deposits and Checks for 2018 were made available to the Board for review.

At the December 3 Board meeting, payments of ordinary year-end expenses to be paid from the HOA checking account by December 31 were approved up to no more than \$850.00.

The actual amounts paid out in December 2018 were:

12/3	Larry Morgan	73.55	DF heat strips
12/11	PUD	21.00	RV November
12/11	Pat Boynton	105.28	Ink, Printing costs for the year
12/11	Pump Tech	135.25	Diagnose DF Solenoids
12/11	PUD	20.00	Septic DF November
12/11	Frontier	65.15	Septic Frontier November
12/20	Linder&Goetz	75.00	Accounting November
12/24	Linder&Goetz	75.00	Accounting December
12/28	Tryways	150.00	Check System 2 float
12/31	PUD	17.00	RV December
12/31	Kim Rose	10.00	SOS Reimbursement
12/31	PUD	17.00	Septic DF December
12/31	Frontier	56.15	Septic December
12/31	Pump Tech	189.35	Replace Float System 2 DF

Ordinary, expected bills were less than \$850.

The septic work and resulting payments to Tryways and Pump Tech were not usual December expenses, but the repair was necessary to stop repeated alarms at the drain field. (Dan, Larry and Pat agreed on the plan of action to diagnose the problem and get it repaired the last week of December.) The septic Float diagnosis and repair totaled \$339.35.

Septic System:

Dan Bigos: report on Septic reserve study currently being compiled. Last time a reserve study was done was in 2012. Pat Boynton, Larry Morgan, Case & KC Kwak, Gary Francois along with Dan Bigos have contributed to the reserve study which includes a survey of components, expected equipment life spans, and predict anticipated costs in the future. The septic system has 140 major components. The reserve study focus is on predicting maintenance and providing a strategy of how to fund the system in the future. Septic Committee has not yet arrived at a recommendation regarding funding. . Goal is to be funded properly

without burdening homeowners. \$89K currently in Reserve. More than enough to replace 1 entire system. Real challenge is predicting failure. Pat Boynton has kept a maintenance history which shows little failure. Failure has usually been attributed to poor installation. Current septic dues annually include \$225/set aside, \$150 inspection \$90 maintenance. Currently less cost in comparison to Douglas County sewage costs.

Electronic Distribution of INVOICES/Electronic Voting

Discussed electronic voting using a system like Election Buddy which is designed for HOAs. Plan to review Bylaws to insure electronic voting is legal and then devise rules regarding electronic voting.

Governing Documents: Formed a committee to look at current Bylaws to determine which changes need to be made. Kim Rose, Idy Huth, & George Juarez will look at the ByLaws.

Common property landscaping:

- Irrigation Share division Estimate
 - Approximately \$1k + for professional service to calculate and map exact share assignment to the land
 - \$75 filing fee
- Storm Basin
 - Opening up valve \$200-300
 - Install secondary valves and connect to drip line
 - Pending allocation of storm basin water allotment....Lay drip line and plant vegetation

Next board meeting: To be determined

Adjourned 1:16pm