

**ASPEN SHORES HOMEOWNERS ASSOCIATION  
BOARD MEETING  
MINUTES AUGUST 28, 2019**

**Date:** August 28, 2019

**Time:** 3:00PM

**Place:** 2810 Akamai Way

**President** called to order at 3:01PM

**Board Members Present:** Leslie Bigos (Secretary), Kim Rose (President), Laine Lasker (Vice President), Pat Boynton (Treasurer)

**Members Present:** Idy Huth, Sharon Sherwood, Jim Boynton, Brandon Parker, Janis Peters, Sue Baker

### **Open Forum**

#### **Sharon Sherwood:**

1. Shared information about a free shredding service to shred confidential documents. Columbia Industries Information Management. If you have a need for this service, please contact Sharon Sherwood who has brochures and may be able to coordinate the service.
2. Sharon offered suggestions regarding marking parking spots in the RV lot using zip ties and placards.

#### **Jim Boynton**

1. Discussed timeline of landscaping projects. He said that previous planned and approved projects including the Arbor Vitae at the Blue Heron RV park, Mikayla Lane plantings and the Bowl projects should not be delayed due to complications with the Blue Heron Tree Project.

Sue Baker responded that the Committee has not been able to find evidence that these projects were previously approved, but there was an understanding that the RV Parking Lot Arborvitae would be the first project completed. There had never been any intention to add plantings to Mikayla Lane because no water shares were allocated there. Now that there is water, Mikayla Lane planting will be considered and plans shown to members.
2. Jim offered his services to spearhead the Arbor Vitae project: getting the irrigation implemented and trees planted as soon as the trees are available from Costco. Jim would like to know by September whether his offer of services is accepted.

3. Regarding the maintenance of the park, Jim asked that the board become familiar with mitigation and vegetation management plans before planned volunteer clean-up of the park.
4. Jim expressed his concerns regarding the new construction at 2994 Blue Heron Ln. He stated that the builder, Lange, has taken liberties on HOA owned community property while doing grading activities. Jim fears that the grading done by Lange on HOA property may not be correct and that the HOA property may drain onto 2994 Blue Heron Ln. He says the future homeowner may come back with a complaint to the HOA about this grading. He recommends contacting Lange and ask him to grade the HOA property properly so as not to impact 2994 Blue Heron.

#### **Laine Lasker**

- Laine reported that several members drew attention to a pile of brush accumulated at 2880 Mikayla Lane and expressed her concerns/ She stated the debris could pose a fire hazard and was unsightly. She stated she had been contacted by other residents regarding this lot. The president stated that the topic would be discussed later in the agenda. Her comments were addressed in the board discussion (below).

#### **Leslie Bigos**

- Leslie Bigos expressed concerns that free roaming cats are killing ground birds such as the Quail. Free range cats are prohibited by covenants.

#### **Minutes from June 17, 2019**

- Discussion about having a vote without a meeting. Pat Boynton's vote was changed from a Aye to a Nay in the Minutes.
- A correction regarding PayTo was made on minutes.
- The Minutes were approved Ayes: 4; Nays: 0

#### **Septic Update**

- The status of the drainfield inspection was sent to homeowners with an explanation of repairs that cost \$337. [Report attached here.](#)
- Dan Bigos to post the Septic Reserve Study on the HOA website. Anyone with questions regarding the study and its recommendations may contact the Septic Committee. If there is a desire, Dan to offer a Presentation with a Q&A session on the study and its recommendations.
- Pat Boynton introduced the Tryways Report which identifies the components recently repaired at the drainfield.
- Keyhole Alarm Schedule. When an alarm goes off at the drainfield, Keyhole security notifies those on the Septic Committee to deal with the alarm. Currently Larry Morgan, Dan Bigos, Jim & Pat Boynton are on the list. Pat felt additional volunteers are needed to be on the list in case the previously mentioned volunteers are not available. Eric Stanaway's (Tryways) name should be removed.

- Annual individual tank inspections by Eric Stanaway will happen “soon.” His schedule is quite busy and he has not been able to give us the notice to notify Members as he has done in the past.
- An email notifying members of the individual tank inspections will go out and remind members to make tank lids accessible so that the tanks can be inspected. This includes moving pots, gravel and grass away from the lids.

### Finance

- All dues are in for all except for 1 member - intent to collect payment letter will be sent as August 31, the dues will be a month past due
- All bills paid to date.
- Bank statements were offered
- List of Accounts was presented
- Discussion of Dec 31, 2018 closing balances
- Treasurer suggested starting a septic savings account.
- Balance Sheet and P&L statement were presented

#### Bills Paid:

Jim Boynton supplies \$39.68	PUD RV July \$15
Liberty mutual insurance \$793	Frontier Septic phone \$58.41
Eastman Insurance \$1725	PUD Septic Drainfield July \$16
Erlandsen for survey \$608.50	Larry Morgan Septic \$159.19
Linder & Goetz Accounting May \$75	Carlos Luna July \$150
Frontier Septic Phone \$57.84	Keyhole Security \$357.06
PUD RV June \$15	Pump Tech \$337.51
PUD Septic \$16	Linder & Goetz July \$75
Carlos Luna June \$120	Pat Boynton office supplies \$66.75
Tryways Drainfield inspection \$1050	Carlos Luna \$120

### Landscaping

- Landscaping report was sent out ([Attached Here](#))
- Landscaping companies have so much business so landscaping companies are slow to provide bids on installation & maintenance. Some landscaping firms don't like working with HOAs.
- Ideas for proposed landscaping areas have been submitted.
- The landscaping committee have new projects in front of them now that it is understood that water is available (i.e., Mikayla Lane, Bowl and Blue Heron Tree Project) as well as Arborvitae on RV fenceline.
- Budgeting must be part of Landscape
- Maintenance of Park contact is Laine Lasker, Sue Baker, & Janis Peters. They will interface with Carlos Luna who does the park maintenance.
- A work party is being scheduled for park maintenance for either Sept. 14 or Sept. 21.

- Jim Boynton offered to supervise the RV Arborvitae planting and would like to know if he was selected by the end of September.

### **Lots under Construction/empty lots**

- Pile of vegetation on 2880 Mikayla Lane: Concern expressed by Laine Lasker that this was a burn pile, that it was unsightly and a fire hazard. Member Jim Boynton stated that the vegetation is material from Riparian area removed from the hillside and the materials will not be burned, but shredded. The Conservation District will be chipping the materials in October. Agreement with the County converting the slope to replace black locust with native species is on file with the Douglas County.
- The Board will initiate communication with the owner/builder at 2994 Blue Heron Ln regarding grading and trash removal left by construction activities.
- Discussed communication with owners of vacant lots asking them to clean up their properties in accordance with Covenants, one due to noxious weeds and is overgrown and the other has a pile of vegetation

### **Covenants: Conduct of business on-site**

- Discussion of Covenants and Bylaws regarding Vacation Rentals (i.e., Air B&B/VRBO). One homeowner referred to documents: *“No store or business shall be carried on upon said premises or permitted thereon which involves on-premise sales or on-premise customers, or which constitutes a nuisance.”*
- Discussion of how Vacation Rental online listings may conflict with this covenant.
- Discussion of enforcement of Covenants may result to Legal Fees to Homeowners which may be costly. Discussion of whether it is best to work within a neighborly framework and not incur costly legal fees.
- Questions about the impact of Vacation Rentals includes: does it impact parking?; does it have a noise component?; is the homeowner home?; and, is it a nuisance?
- Discussion of insurance and liability concerns.

**Motion:** Establish a committee for a review of covenants and bylaws headed by George Juarez, with members of his discretion, with approval by the board and reporting to the board. Members of the HOA to vote on any revisions of covenants and bylaws.

Ayes: 4; Nays: 0

**Adjourn:** 4:32pm