

BOARD MEETING

ASPEN SHORES HOMEOWNERS ASSOCIATION

Meeting Date: January 21, 2021

Time of Meeting: 3:00PM

Location: Home of Kim Rose

In attendance: Kim Rose (President), Idy Huth (Treasurer), Leslie Bigos (Secretary) Laine Lakser (Vice President) Scott Bailey (At Large) was unable to attend due to a last minute work conflict

In attendance on Zoom: Ron Jones, Sharon Sherwood, Maureen Jones

Open Forum:

Ron Jones:

With Jackie Parker's passing, daughter Maureen & her husband Ron Jones will be the new owners of 2858 Blue Heron Lane. Bill Parker will continue living in the house. We met and Welcomed Ron Jones who attended the meeting via Zoom. Maureen joined at the end of our meeting.

Review of Aspen Shores HOA Board Protocols

With the start of the new year, we reviewed the HOA Protocols on how board members will conduct themselves and treat each other and members.

<https://www.aspenshoreshoa.com/wp-content/uploads/2018/08/Aspen-Shores-Board-Protocols.pdf>

Read email from Nancy DeLong regarding "chip seal" of HOA walkway on Aspen Shores/Blue Heron

Nancy shared she heard that the HOA was going to spend approximately \$3,000 on chipsealing the walkway and she did not support this expense.

Response by Board: The walkway is owned by the County and therefore it is their responsibility to maintain it. No action is planned.

Read email from Sharon Sherwood regarding concerns about accounting and frequency of Board Meetings.

1. Sharon expressed concerns about the financials and requested viewing of the reconciled bank statement

Response by Treasurer: The HOA Board, some time ago, hired a local accounting firm that oversees all of the HOA's financials. Angie, a certified CPA, oversees QuickBooks

entries, bank reconciliation, tax prep and oversees all activities of the HOA Treasurer, making sure everything is legal and correct. The HOA provides the membership with a Balance Sheet which provides account balances including posted interest. The HOA provides the membership with a list of checks written since the last time we issued the report. An "X" next to any item has already been reconciled with the bank statement. The Profit & Loss Statement includes accumulated interest in the accounts. These statements are generated by QuickBooks based on data reconciled with the bank statement.

The Board feels that issuing financials approximately Quarterly is sufficient because we only write approximately five (5) checks per month. Most of these are for small amounts and are for regular payments for electricity, phone line, accountant, insurance and gardener.

2. Sharon expressed her desire for the Board to meet more frequently and to write monthly reports on activities lest they be "dictatorial."

Response by President: The President noted that all but two households participated in the recent election -- huge participation -- "not dictatorial." The Board feels that meeting approximately quarterly is sufficient at this time.

Read synopsis of telephone call from member Pat Boynton to Secretary several hours prior to the Board Meeting.

1. Pat requested access to financials prior to the board meeting.

Response by Secretary: Financials are emailed to members with meeting minutes after the Board reviews them.

2. Pat suggested planting Mugo pines to replace the Birch trees recently removed from the park.

Response by Board: This information has been forwarded to the Landscape Committee and they will consider.

3. Pat stated she did not feel Quorum was met at the 2020 General meeting.

Response by Board: The Quorum was met in voting. All but two households voted. The board followed the Governor's protocols regarding HOAs and meeting during Covid. This information can be found on the HOA website.

<https://www.aspenshorehoa.com/wp-content/uploads/2020/10/20-51-COVID-19-Community-Associations-1-1.pdf>

4. Pat expressed disappointment that the HOA removed a Black Locust Tree and a "Monkey Tree" from HOA common property citing bird shelter and aesthetics.

Response by Board: Both plants were not planted by the HOA and were considered "weeds." They were removed by a member-led work party.

5. Pat expressed desire to be part of the Landscape Committee.

Response by Board: This request was forwarded to the Landscape Committee Chair.

The Board asked that Pat, in the future, put her concerns in writing so that the Board can respond.

Financials

Review of Year End Financials

- Treasurer noted that Maintenance expenses are about \$500 more than budgeted due to pruning and winterizing irrigation lines being higher than budgeted.
- Legal fees were higher than budgeted. Legal fees were incurred for \$4,347 to update Bylaws and to certify them. The Treasurer explained that between 2016 and 2020, \$1,000 was set aside each year for legal fees in the budget. There was a \$325 expense that occurred in 2018 when the Board President requested legal advice and \$295 was incurred for liens. Updating the Bylaws to bring them compliant with current RCWs and with electronic voting had been a long time goal of not just this board, but prior boards.
- **Dues** - Invoices will be sent out at the end of this month (January). Every lot owner pays \$355. \$260 goes into the General budget; \$95 septic maintenance & repairs. Payable February 28. Invoices will be mailed electronically and additionally will be mailed to members upon request.
- At year end, there was \$359.87 in the General funds and this will be left in the checking account. Balance in the Septic funds is \$1,657.45 and will be transferred to the Septic Funds Savings Account.
- Septic Reserve Set Aside in the amount of \$9,675 will be used to purchase a Septic Reserve Set Aside CD.

Review 2020 Annual Meeting/Election - Install officers

Congrats to Laine & Kim for being re-elected. All but 2 households voted. Many expressed that the electronic voting system was easy.

Draft of General Meeting Minutes are here: Members will vote on to approve them at next General Meeting:

<https://www.aspenshoreshoa.com/wp-content/uploads/2020/12/2020-General-Mee-ting-Minutes-Draft.pdf>

Motion to approve 10/26/20 board meeting minutes.

Ayes: 4 Nays: 0

Landscaping/Maintenance

- Committee: Joseph Downs, Gary Francois, Deb Morrow, Liz Carter, Laine Lasker, Nina Rose.
- No new plantings are planned this year but planning for maintenance and replacement of dead trees was discussed.

Property Management Firm

Some members have requested information regarding hiring a property management company. Without committing to this, the Board will investigate and present to the membership the costs and benefits of a company.

Meeting Adjourned 4:30