

Minutes Board Meeting

April 28, 2022

4:00pm

Home of Leslie Bigos

In attendance: Kim Rose (President), Scott Bailey (At Large), Doug Fraser (Vice President), Idy Huth (Treasurer), Leslie Bigos (Secretary), Carol Ferber (Member)

Call to order: 4:01pm

Financials - Report by Idy Huth

The Treasurer presented a Balance Sheet, Checks Written and Profit & Loss statements and these will be posted to the website.

- Property tax Idy paid full amount to Wenatchee Reclamation but they refunded for the 2nd half of the year.
- All member dues paid in a timely manner.
- Blue Heron Tree Project Balance \$1057.71
- Taxes on CD interest paid to IRS \$608
- \$450 paid to accountant for tax prep
- CD purchased with septic set aside funds from this year's dues.

Open Forum:

Carol Ferber remarks:

- Carol Ferber asked that the Cherry trees and the Spirea shrubs on Aspen Shores be included in the Fall cleanup when similar trees/shrubs are professionally pruned on Aspen Shores/Blue Heron. The board agreed.
- She requested that the large trees along Perry be trimmed.
- Volunteered to help with the landscaping committee.

Landscaping:

- Park Trees - some limbs damaged and broke due to heavy snow. Carlos Luna to clean up when he does the Mow & Go.
- Park trees - replacement for Birch that were removed. Kim Rose to purchase and donate. Doug Fraser and Carol Ferber to recommend tree types and placements. Discussed Mugo Pines and Japanese Maple
- Will schedule a work party to work on the permanent removal of Tree of Heaven on slope above Mikayla Lane, remove tumbleweeds and prune some shrubs. Will ask Joseph Downs if he can haul away.

- Sign - Doug Fraser expressed that he would like to coordinate an “Aspen Shores” sign on the large rock on Perry. If the homeowner agrees, he will get a bid for the sign.
- Bowl - Discussed cleaning up the “bowl” area and adding landscaping gravel.
- Doug Fraser submitted a reimbursement request \$24.38 for replacement differential of dead arborvitae and potting soil along RV fenceline.
- Doug Fraser submitted an invoice for a replacement valve from S&W \$12.76

Septic:

- Tryways has not renewed the Aspen Shores septic contract.
- The Septic Committee is seeking new bids and has been meeting with Leo Espinoza about a contract to inspect individual homes and the septic drain fields.
- The Septic Committee has made some suggestions to streamline the inspection of drain fields.
- The Septic Committee does not yet have a contract with Espinoza but the fees may be different.

Rental Policies

The board discussed at length enforcing current Covenant #16 regarding operating a business in a home regarding Airbnb/VRBO and other homeowner rental activities.

16) Businesses. 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.

The Board unanimously agreed on the following points:

- Unique to Aspen Shores is our shared septic system, designed for residential occupancy, not the possible repetitive higher occupancy that may be exercised by shorter term renters. This higher occupancy of property has come, hand-in-hand, with communities that have active rental properties. Our system is healthy now, servicing what it is designed to do. Exceeding that design would be very expensive to all, not just the property owner that rents.
- We believe the behavioral incidents including noise, garbage, traffic, would become an issue with an increasing number of rentals. Non-owners and guests, having no long term interest in the community, generally do not behave with the same consideration as owners. Short term rentals also bring a host of people into our community beyond just the renters....family, friends, associates; more eyes that might never would see our community so close up. Some increased chance of crime? The same concern has been mentioned about a different change that would bring more eyes to us, an extension of the Loop Trail.
- Use of common property, the park, the cove, the RV parking lots by non-owners potentially exposes the association to liability concerns.

- Advertising for short term rentals, we believe, constitutes running a business prohibited by Covenant #16; the short term renters become on-premise customers.

The board concluded that not a single resident of Aspen Shores bought here as an investment. We bought homes here, to live here, enjoy some distance from town and the quiet it affords, the closeness to nature along the river. Lives do change, people relocate or leave an area for an extended time. Keeping their home, renting it out long term to enable subsequent return or personal financial considerations is not considered by the Board as a business. In our discussion, to date, it seemed that one year or greater was seen as long term.

The Board has some work to do on clarifying our Covenants regarding rentals. We would like to address fractional ownership and investors who buy properties for the sole purpose of renting. We will expand, and publish, what we develop as "guidelines" regarding Covenant #16. And, going forward, we have little choice but to treat #16 seriously to protect the lifestyle, privacy and quiet Aspen Shores affords.

Adjourn: Meeting Adjourned 5:20pm

Next Board Meeting: June 2 4:00pm