

Aspen Shores General Meeting

October 28, 2023 - 11:00am

Home of Kim Rose

In Attendance:

Board: Kim Rose (President), Doug Fraser (Vice President), Scott Bailey (At Large), Idy Huth (Treasurer), Leslie Bigos (Secretary)

Members: Scott Backstrom, Carol Ferber, Claire & Jim Hammerstrom, Cathy Koster, Case Kwak, Joseph Downs, Nina Rose, Larry Morgan, Dan Bigos

1. Call meeting to order Kim Rose 11:09am
 - a. State of the HOA - Most important issue is Septic. Financially in very good shape. Not considering raising dues. As of today, some landscaping savings is being spent... cleaning up the "bowl" and the park. Cole Scott is spraying weeds and doing work for us. Lucky to have him.
 - b. Next Year: We mentioned last year and didn't pursue... want to address "fractional ownerships" in our covenants. Fractional ownership could open the community up for parties, trading and could impact our septic system as not designed for large parties. Board will take this up next year.
 - c. No dues change for 11 years. Kim Rose called for volunteers as current volunteers can get burned out. If we can't get volunteers, dues will go up.
2. Proof of notice of Meeting - An email was sent out October 13th within the two week time frame.
3. Open Forum -
 - a. Cathy Koster - Fractional ownership - worries about who is taking care of the property.
 - b. Carol Ferber - realtors have been calling and saying they have buyers for her house. Could this be part of scooping up properties for fractional ownership?
 - c. Kim Rose spoke to advertising renting and we need to tighten up the covenants regarding this as our covenants say "no businesses."
4. Review the 2022 General Meeting Minutes - no addendums or changes.
5. Officer/Committee Reports
 - a. 2024 budget. 2024 dues [Idy Huth] -
 - i. Our finances are in "good shape." We had extra money going out in septic and Dan will report. Maintenance and repair expenses for septic have been higher in 2023 but not out of line with other years. Monies are available for repairs. Treasurer thanked Dan Bigos for his dedication and perseverance in troubleshooting and handling the septic system which is a time consuming job. And, thanks to the other members for volunteering their help, Bill Koster and Larry Morgan. We have approximately \$142,000+ in the septic reserve including this year's \$9,675.

- ii. Nancy & Clarke Eaton donated \$500 for cleaning up the bowl in lieu of volunteering. A big thank you to them.
- iii. Our budget is doing well. We come to the end of the year and there is always money left which goes into the appropriate savings account. No increase in dues.
- b. Septic Committee Report [Dan Bigos]
 - i. In February, detected a crack in a pipe in the vault at the top of Akamai. Excavation was required to remedy the problem.
 - ii. Drainfield testing: System 3 laterals were running slow. Had all laterals in the drainfield jetted out (high pressure) - no roots or blockage detected.
 - iii. The recent homeowner inspection report had some discrepancies - addresses, amount of sludge reported. Will send out an email asking for discrepancies and then report these issues to ThinkTank Sanitation.
 - iv. Leak at 2864 Blue Heron - Joseph Downs and Sharel Rogers - (detected when effluent was surfacing in the landscape and running down the driveway) caused by cracked check valve, poor glue joint, poor installation (piping not embedded in sand/clean dirt). Check valve is located about 66" below grade and repair required excavation and replacement of plastic check valve with a brass check valve. As the piping ages, other homeowners may encounter this problem.
 - v. Joseph Downs spoke to the support he had from the septic committee and Liz Carter with the recent septic problem he had.
 - vi. Ordered a 6' "T" (curb key) for septic shut offs for the community.
 - vii. At our drain field, ten rows of cherry trees are being replaced. Four of those rows contain laterals for systems 5 & 6. Dan has spoken with Ricardo Joya (orchard owner) and expressed concern about possible impact on the drainfield. Josue and Art Perez (2820 Akamai) who have extensive orchard experience and speak Spanish will also contact Ricardo Joya to discuss our concerns.
 - viii. As this system ages, it's a lot of work keeping the system running. We need additional people learning about the system and helping with ongoing maintenance. To date, Dan Bigos, Larry Morgan, and Bill Koster have been doing this. Recently all of them were away for an extended period of time. Need at least four people with detailed understanding of system operations.
 - ix. There is NO local provider that can do all that the septic committee does to support the septic system.
 - x. On a positive note, each of the six drainfield areas is designed to handle 3240 gallons a day (equivalent volume of water in eight 4-person hot tubs). Historical analysis indicates the systems have 6% to 35% utilization.
 - xi. We have approximately four miles of piping in our septic system.

- xii. Dan checks yearly with the Sewer Department about extending a sewer line further down Rock Island Road. Even with a sewer connection at Rock Island Road, we would still need our individual home tanks.
- c. Landscape Report [Doug Fraser] -
 - i. Cole Scott has been an asset doing weed application and got weeds under control. Such a nice Kid.
 - ii. Cole Scott is cleaning the park today -- not done in normal Fall clean up.
 - iii. Sagebrush in "bowl area" -- stuff in the bowl filtrates and slows down water. Around the bowl, the sage brush is getting bigger and could crack the curb. At the bowl's point, the decorative rocks that are already there will show up after removal of the sagebrush. This will be cleaned up and gravel laid in the next two weeks.
- 6. Introduction of officers running - Idy Huth (Treasurer), Jim Hammerstrom (At Large), Leslie Bigos (Secretary)
 - a. Thank you to Scott Bailey for serving. He has been great counsel and an incredible addition to the board.
 - b. Introduction of Jim Hammerstrom who is running for "at large."
 - i. **James (Jim) Hammerstrom** is a man of many talents and experiences. After graduating from the **University of Washington** with a degree in **Economics**, he joined the **Air Force** and became a fighter pilot. It was during his time in the UK that he met his wife, Claire. They have roots from Spokane and Mercer Island. They have three grown children: John, Marissa and Anika.
 - ii. Following his service, Jim pursued a law degree from **Gonzaga Law School**. Since 1999, he has been working as a supervisory tax attorney with the **US Department of Treasury**, where he applies his sharp analytical skills and deep understanding of economics.
 - iii. When he's not navigating the complexities of Estate and Gift Tax law, Jim can be found outdoors. He is an avid backpacker, hiker, skier, and cyclist. He also enjoys working in his yard, staying active and connected to nature.
 - iv. Jim's journey is a testament to his dedication, adaptability, and passion for continuous learning. Whether in the cockpit of a fighter jet or in the courtroom, he brings his best to every challenge.

7. Balloting - Review Ballot & Electronic Voting

Adjourn: 12:01pm