

Aspen Shores HOA

**Meeting Minutes
December 7, 2023**

Board Meeting on December 7, 2023 @ 1 pm at the home of Leslie Bigos.

In Attendance: Kim Rose (President), Doug Fraser (Vice President) Jim Hammerstrom (At Large), Idy Huth (Treasurer), Leslie Bigos (Secretary)

Meeting Convened at 1:04pm

Budget

The board reviewed financials for the year 2023. Septic Maintenance and Common Area Maintenance & Repair expenses exceeded the 2023 budget. Reserves from previous years and the fact that we were under budget in other areas meant that no monies from CDs need to be accessed and there are no plans at the present to raise dues. Monies in the budget flow between items when there is an overage/underage of expenses in one area. We will evaluate the 2024 budget as the year progresses. Both Septic & General funds are in good shape in spite of having higher costs this year.

- The cost of the Bowl Improvement was \$2017.40 with the impact to the landscape expenses being just \$1517.40, due to the generous gift of \$500 from Clarke and Nancy Eaton.
- The cost of park maintenance was higher as we had more extensive pruning and clean up done.
- Generally, all maintenance expenses across the board have increased in 2023.
- Other extra expenses in 2023 included irrigation repairs in the park, as well replacing two irrigation timers, paint for stripes in the RV parking lot, and material for fence repair.
- No new landscape projects are planned in 2024 and maintenance cost will be evaluated.
- The Treasurer's goal is to create a budget that does not increase dues.
- The Treasurer transferred \$1000 from savings to the checking account for ongoing expenses.
- \$5693 in general savings.
- \$5055.74 in septic savings.

The Treasurer has yet to purchase a CD with septic set aside funds from 2023 dues and is watching rates. She will do so shortly.

Two CD's renew in the Springtime with three more renewing before the end of 2024. The Treasurer may combine or ladder these CDs with the eye to maximizing interest.

Septic Maintenance

- Dan Bigos will provide the Community with a year-end Septic Report within the next month.
- Westley Peters has stepped forward to learn about septic system operations and assist in on-going monitoring and maintenance.
- 20 hours of volunteer time was expended in November preparing the system for the winter months.

HOA Covenants

The Board voted to serve as a committee to explore HOA Covenant changes. Many of these changes are meant to clarify language in the current Covenants.

Process: Board recommends changes to community > Community to review recommendations and to provide comments > then send to legal.

Areas of Covenant Changes to Review:

- **Building Improvements:** Any alteration to a home (including deck) which changes the dimensions or footprint requires a County-issued building permit and must be presented to the Board.
- **Home Colors:** Definition of “bright colors” for home should be clarified. Does a homeowner need board approval? Should we provide a better definition of bright colors?
- **Dangerous Animal** - Need a better definition of “dangerous animal.”
- **Covenant #8 Nuisance** - Define nuisance.
- **Covenant #16. Business - advertising.** Discussed vacation rental/time-share/advertising on the internet. The intent is not to prohibit long-term rental of a property. What would constitute “long term” (6 months? year?)
- **New Addition:** No entity may own who subsequently sells/rents fractional shares of that home. No home may be sold to more than one entity. Title may be in the names of a cohabiting couple or relations (i.e., siblings that inherit home from a parent, etc.).
- **Covenant #21 Power Washers:** Power washers are currently prohibited. Should we eliminate this?

Currently there is no deadline for Covenant review but the hope is to provide recommendations to the Community by late spring/early summer.

Election Results

The Board Reviewed Election Results. Congratulations to Jim Hammerstrom for being elected to the position At Large. Congratulations to Idy Huth (Treasurer) and Leslie Bigos (Secretary) for being re-elected. The 2024 budget and 2023 minutes were approved.

34 of 43 ballots were cast.

The board reviewed the ElectionBuddy.com election system. The system is cost-effective costing us under \$30/election. The system provides a high-integrity and secure election and protects homeowners voting choices and provides anonymity. Once an election is completed, results are automatically sent to all homeowners.

Landscaping

- The Bowl looks nice and we received numerous positive comments from members.
- The fall park clean up was completed with additional work by Cole Scott.
- Blue Heron Arbor Vitae trees - there has been some die-back on the ArborVitae trees along the Blue Heron RV park fence line. The Wenatchee Master Gardeners were consulted and they passed our Query to Washington State University (WSU). WSU said some die back can be normal. We confirmed that the trees are not being over/underwatered and were sprayed for pests. We hope that the trees bounce back in the Spring.

Miscellaneous

Bird feeders still continue to be a problem in that Quail, which are ground birds, cause erosion near the feeders and on the trails they create across the bank. Homeowners who feed the birds may be responsible for repairing damaged HOA-owned slope.

Lights - two new lights that look like rocks to illuminate our Aspen Shores sign will be installed and the cost donated by Doug & Nancy Fraser.

Certified Mail - Mr. & Mrs. Boynton claimed that they did not receive General Meeting materials in printed form despite it being mailed to them, and printed ballots hand delivered. The Board voted to send Certified General Meeting packets and ballots to Jim & Pat Boynton at the cost of \$5/mailing to be borne by the HOA.

Meeting adjourned 2:00PM