

Aspen Shores HOA

Board Meeting Agenda

June 11, 2025

Home of Leslie Bigos, 2810 Akamai Way

Meeting Called to Order: 12:58pm

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

Members: Laine Lasker

Financials (IDY Huth)

- Our bank is only renewing CDs for 7 month terms. Current rate is 3.5%.
- 5 CD's will renew in November and December.
- Cole Scott removed the 3 dead Leland Cypress trees and planted 3 new trees. This was paid for out of the Blue Heron Tree Project fund.
- Two Leland Cypress costing \$480.30 were paid for by Clark & Nancy Eaton. (THANK YOU!). The 3rd tree was paid for from the Blue Heron Project funds leaving a balance of \$424.85

New Septic Contract

We have hired Apple Valley Pumping www.applevalleypumpingsvc.com to provide our homeowner tank inspections this Fall. They are also going to conduct our dosing tank inspections. We are pleased to have Apple Valley provide these services since they are local, licensed and bonded and have previously provided services to both the HOA and individual members. We hope to retain Apple Valley Pumping for septic for years to come.

For more than 10 years the cost of a septic inspection for a homeowner has been \$150. Apple Valley Pumping will be charging \$6,600 plus 8.4% tax to inspect the 38 homes currently connected to the septic system. That equates to \$188.27 per home. The cost for dosing tank inspections will be \$1,250 plus 8.4% tax, a decrease from the \$2100 budgeted.

Because dues have already increased this year and the 2025 budget was planned based on \$150 for a homeowner septic inspection the HOA Board has decided that the additional \$38.27 per home will be covered by money already allocated in the 2025 maintenance septic budget. In 2026, however, homeowners will be expected to pay the full cost of their septic tank inspection.

Volunteers have already contributed more than 40 hours of work this year to help maintain the septic system.

Landscaping

Laine Lasker came to the board and reported that several members are concerned about dead and unsightly weeds. Weed abatement was complicated this year due to rapid growth due to lots of rain and that rain prohibited us from applying weed killer. Then the winds prohibited weed spraying. We are working on getting bids for weed wacking. Burning the weeds is not advised at this time of year because of burn bans.

Two of the new Leyland Cypress trees blew over. Someone propped them up but at an awkward angle. The Leyland Cypress need attention. Doug Fraser to meet with two landscaping services tomorrow to get bids.

The Board noted that a couple of Pine trees along Highway 28 have died and they should be removed.

The HOA is currently interviewing several providers of landscaping services including irrigation as volunteerism has dropped due to our aging members.

Kim Rose to write a letter to members addressing the vision of landscaping in the HOA, expectations and associated costs.

We will conduct a new survey regarding the landscaping along Akamai and Blue Heron with several proposals of what to do after the dead Plum Trees were removed.

Mikayla Lane Crack Seal HOA Contribution

Pat Boynton spearheaded an initiative to have a company perform crack sealing and sealant on Mikayla Lane, which is a private road. After obtaining several bids, Moe's Asphalt has been hired and will perform these services on Monday, June 23, 2025 at around 7am. There is NO PARKING on Mikayla Lane on June 23 and all vehicles should be cleared off the street prior to 7am.

The homeowners on Mikayla Lane have agreed to share the \$8065.80 cost of the crack sealing and sealant.

Motion: The HOA should contribute 1/8 of the cost of the above services due to our use of Mikayla Lane for the Park/Cove. Ayes: 4 Nays: 0

The HOA will contribute \$1008.23 to Mikayla Lane repairs. The monies for this will come out of Improvements, landscaping maintenance and repairs.

RV Parking Lot Reassignments

Doug Fraser re-lined the RV Parking spaces in the Blue Heron Parking lot. He also stenciled the concrete marker with numbers and installed a new concrete marker. In the process of this, he added three spaces to the Blue Heron lot. All three of these spaces are unassigned and may be used for short term guest parking, by permission. Because of the addition of 3 spaces, space numbers were changed but no spaces were re-allocated.

Clark & Nancy Eaton submitted a letter to the Board saying they believe that their space was reallocated in the renumbering process. While the Board does not agree with their assertion we are going to see if we can affect a swap.

Adjourn: 2:43