

Aspen Woods Homeowners Association

2020 Annual Meeting Minutes

Facilitator: Shandar Hoagland, DSI Real Estate Group

Meeting Date: September 8th, 2020

Location: Online Teams Meeting

Meeting Called by: Aspen Woods HOA

Type of Meeting: Annual Association Meeting

Note Taker & Time Keeper: Serena Pretti

Attendees: Attendance taken online through Teams

Agenda:

A) Roll Call

- a. Proof of attendance reached via Teams Attendance Download
- b. Introduction of Shandar with DSI Real Estate Group

B) Reading of Minutes of the last Meeting

- a. No prior meeting

C) Consideration of Communications

- a. Shandar presented the original letter that was mailed to all homeowners
 - Letter was mailed out on August 10th, 2020
 - Letter and Agenda also sent via email.

D) Resignations & Elections

- a. None at this time

E) Reports of Officers & Employees

- a. None at this time

F) Reports of Committees

- a. None at this time

G) Unfinished Business

Q: Landscaping not looking complete or well kept, throughout the neighborhood.

Landscaping company has done a poor job.

A: Shandar to make more frequent trips to the neighborhood, and asks that if homeowners do see an issue, to send her an email right away.

shoagland@dsirealestate.com.

H) Original Resolutions & New Business

Q: A lot of homeowners were under the assumptions that when the neighborhood was 2/3 or ¾ complete that they homeowners would take over the HOA. Not once all of the homes were sold.

A: Typically it is 100% - Shandar to review the documents to verify. Veridian can change the covenants at any time.

Q: There are potholes in the path on BlazingStar, they are about a foot deep and are a huge hazard.

A: Shandar talked to the developer about the potholes, and is going to follow up again to make sure it gets addressed before the winter.

Q: Is there a way that we could put lights on the mailboxes?

A: Shandar to look into and follow up on.

Q: Do you have any information about the park and when it will be completed? The play-ground equipment has been sitting there for weeks without installation.

A: Veridian stated they are going to install next week if the weather is permitting.

Q: What is the standard time that we should expect snow to be removed by?

A: Within 24 hours. Vendors typically do the side walks last. If anyone has a recommendation for snow removal vendors, please send their information my way: shoagland@dsirealestate.com.

Q: In the first year where did the funds for Landscaping and Snow Removal go if they were not used?

A: In the first year, Veridian pays all of the dues, so the plan is to refund ½ back to Veridian. Then in the future if there is a surplus that money stays in the neighborhood account for future projects/needs.

Q: Can we get a detailed break down of all the expenses and when service was provided?

A: Shandar to compile data and share.

Q: Do they mow the model?

A: No this is not included in the mowing budget, nor are single family homes.

Q: What all falls under the management fee?

A: Bills, accounts payable, accounts receivable, bidding. The management fee for this neighborhood is quite a bit lower than our typical management fee of \$6000 per neighborhood.

Q: Is having boulders installed on the path so that people don't drive down it?

A: Yes – it is working better?

A: Yes, but it is not very aesthetically pleasing.

Q: When thinking about a solution to driving on the path, it may want to be considered how people with strollers can get through.

A: I am looking into some gate options that have a section in the middle to get through. We are trying to find something cost effective and nice to look at.

Q: Do you have any information on when the top layer of the streets is going to be put down?

A: It is done during phasing, once there are no more construction vehicles driving the area they will put it down, so it doesn't get damaged.

Q: There is a lot of water pooling around the mailbox area and it becomes very slippery.

A: Shandar to talk with Matt and provide a salt bucket in the winter.

Q: Any plans for putting speed limit signs in the neighborhood?

A: This is something the city would have to do. It could also help to contact the City Council or your Alder Person. We could also work with the village to see if they would allow for speed bumps.

Q: If you reach out to the village, can you also ask about street lights?

A: Shandar to look into this.

Q: When will we find out the answers to these questions? And will it be via mail or email?

A: Once answers are found, the minutes will be emailed to everyone.

Q: How often do these meetings take place going forward?

A: Annually – financials will be sent out earlier next year, hopefully by March.

I) Adjournment

a. Note Time of Adjournment; 6:45pm