

# Aspen Shores HOA

Minutes - July 11, 2024

Meeting @ 4pm 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)

Members: Carol Ferber, Liz Carter, Laine Lasker, Sue Baker. Alan Guthmiller

## Open Forum:

- Carol Ferber - Brought to the attention of the Board the height of the Leyland Cypress owned by Woods. The Board visited Ferber's property. Steve Woods has plans to prune trees in the Fall per email correspondence with Ferber.
- Sue Baker - Reports she sold her house. House closing at the end of July. Sue is hosting a party on July 25th at 5:30pm. Everyone is invited. Please RSVP to invite. The new homeowners will be present.
- Liz Carter - The board discussed several items regarding the Septic System, including certification status of the Inspection company, responsibility for repairs, and the need for homeowners with older homes to anticipate replacing septic system parts such as pumps and controllers at 15-25 years of age.

## Landscaping

- Update on tree replacement Aspen Shores
  - The trees on Aspen Shores will be replaced with Bloodgood Japanese Maple trees. The HOA will pay for maintenance, and an account has been set up for Aspen Shores Dr. Trees where funds from neighbors will be deposited to pay for the expense of the trees.
  - Pledges have been made by Birks, Bailey and Ferber to underwrite the replacement cost of \$422.49.
- Trees and shrubs throughout Aspen Shores have been sprayed for Aphids.
- 5 new Lavenders by entrance sign - planting done by neighbors, plants donated by Joseph Downs.
- Campaign to eradicate Tree of Heaven is currently ongoing. You may be visited by a Board Member. See <https://extension.psu.edu/tree-of-heaven> for more information about this weed/tree.

## RV Parking Lots

- We discussed the removal of items other than land and water vehicles in the RV lots. A Letter was sent to Mr. Boynton asking him to remove a free standing box/shed in the RV Parking Lot. Mr. Boynton asked the board if he could address it in person but was unable to attend the last two meetings.

Motion: Give Boynton the opportunity to address the board before removing the box.

Aye: 4 Nay: 1

Resolution: Mr. Boynton must attend the next board meeting regarding moving his storage boxes from the RV parking lot.

## Covenants

- Planned Revisions to our Covenants to be voted on by Members at the General Meeting. These are the Covenants that we are discussing updating.
  - #7 - Landscaping - language regarding views “unreasonably interfere”
  - #11 - Temporary Dwellings - Camping for 3 days.
  - #15 - Signs & Billboards - add prohibit political signs
  - #16 Businesses - this covenant should cover Air B&Bs requires a biz license - means you are running a business,
  - Add Prohibition fractional ownership
  - #21 internal combustion engines - prohibition -- remove this
  - #34 - Assessments - Remove this covenant
  - #47 RV/Storage - Revise to allow truck canopies & Campers. Add explicitly: No Sheds. Eliminate Block 5, Lot II Cannot use RV Parking lot -
  - Consider “Fines” regarding Air B&B.

## Financials

The financials were presented by the treasurer, Idy Huth, and are attached.

## Septic

- The date of the annual inspection will be known towards the end of the summer.

## Guthmiller House Plans

- The Board reviewed and approved the house plans for Mr. Alan Guthmiller. The Board also discussed and approved Mr. Guthmiller's plans to construct a swimming pool and control erosion on his property.

Meeting Adjourned 5:20pm