

# Aspen Shores HOA

Minutes - August 23, 2024

Meeting called to order @ 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: Tony Morrow, Jim Boynton

## Open Forum:

- Open Forum: Tony Morrow expressed concern over view corridor obstructions caused by overgrown trees on Akamai and Blue Heron, requesting homeowners voluntarily prune their trees to restore river views and property values. The board advised Tony to discuss the matter directly with homeowners, citing the covenant's language allows for interpretation.
- Current Covenant:  
Landscaping. It is the responsibility of each property owner to landscape and control noxious weeds. No trees, hedges or shrubs shall be grown or maintained in a fashion which unreasonably interferes with neighboring or future lot owner's use and enjoyment of their respective properties, especially all views of the river. The Board shall determine whether any given trees, hedges or shrubs unreasonably interfere with those rights and such determination shall be conclusive. All fruit trees shall be kept insect and disease free.
- Kim counseled the first course of action should be that Debbie & Tony talk to the homeowner.
- Language in Covenants refers to "*unreasonably interferes .... [on river view]*". He says the language in the covenant leaves room to interpretation and there is no black & white. He therefore asked Tony to talk to the homeowners involved before asking the board to intervene.

## RV Parking Lots

Jim Boynton inquired about the board's objection to his storage box in the RV parking lot. The board referenced the covenant prohibiting sheds and storage containers and requested compliance. Jim agreed to remove the box by the end of the season.

## Landscaping

- Plum Trees - Discussed the health of plum trees on Blue Heron/Akamai and visit by an arborist and plan to wait until Spring to see if the sickly ones revive.

- Tree of Heaven - discussed using a Roundup wrap on the trunk of the plant after the bark has been peeled back to kill them before removal. Need to submit a plan to PUD if we do the trees in the cove.
- Planting on Aspen Shores - Japanese Maple Trees - the sickly shrubs have been removed and a planting party will be planned shortly.

## Financials

The treasurer presented the financials, indicating all dues are paid. Septic repairs were lower this year due to preventative measures. CD to renew in Sept. hopefully rates will still be at 4%

## Covenants

- Discussed planned revisions of covenants to include addressing temporary dwellings, signs and billboards, businesses (including Air B&Bs), fractional ownership, internal combustion engines, assessments, and RV/storage regulations.
- The Board will send out the suggested Covenant changes to members prior to the General meeting to solicit input.

## Septic

ThinkTank will perform inspections on September 10 & 11, skipping properties with recent inspections (Carter & DeLongs). Boyntons to submit a private inspection report by winter.

Dan Bigos and helpers will conduct field testing in the next week or so.

## Chelan Douglas Pathways Project

Aspen Shore members are participating in planning meetings for the Apple Loop trail extension. Citizen input is greatly appreciated as well. Fill out the Survey you can find at the link below and you could win a \$100 VISA Card.

<https://chelandouglas.altaplanning.cloud/>

## General Meeting

Scheduled for November 2nd at 10am at Kim Rose's home.

Kim Rose & Doug Fraser will run for current positions.

## Board Meeting

Scheduled for September 13 @4pm Leslie Bigos' home.

Meeting Adjourned 5:22pm