

Aspen Shores HOA Minutes

September 13, 2024

Home of Leslie Bigos, 2810 Akamai Way

Call to Order: 4:01pm

In Attendance:

Board: Kim Rose (President), Doug Fraser (Vice President), Jim Hammerstrom (At Large), Idy Huth (Treasurer), Leslie Bigos (secretary)

Septic Committee: Dan Bigos

Finances

The Board discussed the 2025 Budget and possible dues increase.

- The Board reviewed the history of Dues and increases. The following are years that saw a dues increase: 2011 to \$610; 2012 to \$700; 2015 to \$730. Our dues have remained at \$730 for 9 years.
- The Board discussed how inflation has impacted the budget over the past few years.
- The Board strives to avoid any special assessments which would have a negative financial impact on members.
- In recent years rising costs have erased operational cost savings that obviated a need for increased dues. Notably, drain field inspection by members has saved \$1,000 per year. Changing to wireless alarm notification at the drainfield has also saved over \$500 annually. E-mail, community website, and electronic voting have virtually eliminated printing and mailing costs.
- The board noted the cost of labor has increased and this will affect the budget for septic, landscaping, and weed abatement.
- Irrigation fees, RV lighting, accounting expenses and insurance are increasing yearly.
- The Board discussed the desire to hire someone to prepare and launch the irrigation system annually which includes checking all the drippers and cleaning all filters during the first month after irrigation water starts running to our development.
- Dan Bigos will update the septic reserve study to assess current replacement costs and their potential impact on dues.

- The Treasurer to do a budget analysis.
- The Board recognized exceptional volunteerism which has kept costs down including by Doug Fraser, Bill Koster, Dan Bigos, Kim Rose and Larry Morgan.

Septic Report

- Dan Bigos, Larry Morgan, Kim Rose & Bill Koster conducted drainfield testing within the last three weeks. Findings:
 - System 3 - not a strong flow into the laterals in the drain field, however the system continues to handle the daily volume of effluent. Larry & Dan will conduct further testing to identify the problem and remedy the flow rate.
 - System 2 - 3 laterals are running slowly, the system continues to handle the daily volume of effluent. Will conduct further testing to identify the problem and remedy the flow rate.
 - One of the circuits tripped on Labor Day causing pumps to stop pumping and overflowed a dosing tank. Larry diagnosed the problem This is a very rare occurrence. Bill Koster, a registered electrician, is analyzing and may have a fix so that an alarm will alert if a power is cut to a control box.
- Think Tank conducted individual tank inspections September 10 & 11. Awaiting report.
- Bill Koster repaired an electrical conduit in the drain field.
- The Board discussed annual homeowner septic inspections and agreed that it was more cost effective to do communal inspections as there can be a significant savings in comparison to each homeowner finding a provider to do the inspection.
- The Board will propose a new covenant requiring that no homeowner can opt out of annual tank inspections unless proof of a recent inspection is provided prior to the communal inspection.

Landscaping & Irrigation

- Volunteers need to pull back rock 3' around each plum tree. Homeowners are encouraged to help this effort by pulling back the rock around the trees in front of their own homes.
- Dead leyland cypress to be replaced; Blue Heron Tree Project funds available.
- Tree of Heaven - Noxious weed. Kim is in contact with the PUD real estate office regarding removal of Tree of Heaven adjacent to Aspen Shores. He has also requested permission for installation of a communal kayak rack at the cove.
- PUD Real estate gal 1. On pud property - 2. Buddy Property 3. Kayak rack
- Japanese Maple tree planting on Aspen Shores is scheduled for September 28. Volunteers are requested.
- Irrigation winterizing coming up. Edgar Perez charged \$160 last year to winterize most common systems and park. Doug will do Blue Heron.

- Doug Fraser is seeking a bid for someone to do annual irrigation maintenance and to launch the system within Aspen Shores each Spring. This would involve checking all drippers and cleaning filters for the first month after irrigation water is restored.

Covenants

- Discussed at length a Covenant proposal brought forth by the Morrows regarding tree height and views. After a lengthy discussion and review of Covenants and information submitted by the Morrows, the Board does not recommend any changes to Covenant #7 at this time. The Board discussed the language in Covenant #7 “no trees, hedges, or shrubs shall be grown or maintained in a fashion which **unreasonably interferes** with neighboring or future lot owners’ 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.”
- Board will put forth to the community an additional Covenant requiring Septic inspection participation.
- Will look at legal review of covenant changes prior to voting. We currently have \$400 set aside for legal.
- Kim to film a video explaining each Covenant change.

Leyland Cypress Overhanging Perry Lane

Multiple people contacted HOA about Leyland cypress overhanging onto Perry lane. The homeowner, who is not in the HOA, plans to prune them this Fall.

General Meeting

November 2, 2024 at 10am at the home of Kim Rose, 2800 Mikayla Ln

- General Meeting - Agenda:
 - Kim and Doug running in current positions.
 - Budget to be approved.
 - Changes to Covenants will allow members to vote Yes or No on each individual Covenant change.

Adjourn 5:54