

# Aspen Shores General Meeting

November 2 - 10:00am

Home of Kim Rose

## In Attendance:

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

**Members:** Dan Bigos, Larry Morgan, Nancy Fraser, Laine Lasker, Tony Morrow, Sharel & Joseph Downs, Maureen & Rob Jones, Steve Woods, Carol Ferber, Nina Rose, Claire Hammerstrom, Bill & Cathy Koster, Dena Halle, Janet & Dan White, Jim Boynton.

1. Call meeting to order Kim Rose 10:01am
  - a. State of the HOA - septic system running fine; problems with older landscaping-plum trees having issues from winter damage.
  - b. Rules on the Open Forum - Kim presents, question/statement, response, retort -- not to limit anyone.
  - c. Voting is open for 1 week.
  - d. The covenant changes started by wanting to deal with fractional ownership, then reviewed the entire covenants. Board is not invested in the outcome of any proposed change.
2. Proof of notice of Meeting - An email was sent out August 26, 2024 within the two week time frame.
3. Submission of 2023 General Meeting Minutes that were posted last year and sent to all members.
4. Review of Covenants
  - a. Suggestions for most covenant changes came from members.
  - b. Clarify unclear or ambiguous language in current covenants (i.e., house color, tree height)
  - c. Resolve conflicts we have seen arisen from our members (i.e., views, parking, pets)
  - d. Changes in technology and lifestyle: home usage and societal changes - AirBnB and Fractional Ownership; increase in homelessness, public camping.
  - e. Well-maintained communities tend to have higher property values.
  - f. A general rule of thumb is to review HOA covenants every 3 to 5 years. It has been 10+ years for Aspen Shores.
  - g. The Board met with an attorney to review suggested changes.
    - i. Aesthetic control - Earth Tones of house colors to better define. Artists point of view.
    - ii. Animals - traditional household pets but added other animals based on suggestion by lawyer.

- iii. Landscaping / Views / Tree Height - Laine Lasker spoke of a huge liability on the board for enforcing rules; followed by discussion. Jim Boynton - confuses riparian laws and plat amendments, View corridors defined in state law. Cites #2 and #4. Shoreline has different constraints than other lots. Steve Woods submitted a letter. Rob Jones - inconsistency as far as fences, and outbuildings. Carol Ferber - feels the covenant is still vague. Steve Woods - submitted letter 1. Reasonable is better than flat provision 2. Ceiling provision is unreasonable, "daylight" basement untenable, unenforceable, doesn't support change. Cathy Koster - suggests #7 stricken. Neighbor - to - neighbor. Dan Bigos - trees do add value to neighbors. Reasonable & Civility.
- iv. Camping - prohibition on camping. ADUs on wheels showing up in places. Current 3 day prohibition on camping on the street.
- v. Signs - can't prohibit signs. Limiting sign size.
- vi. AirBnB - no businesses.
- vii. Power washers - Removal of erroneous language. Jim Hammerstrom: Revision to time. Discussion of time constraints should be removed.
- viii. Fractional ownership - living next to one of these homes. Invariably septic gets over taxed. Nuisance & Liability Dan Bigos. Cathy Koster: Leavenworth change states must be on premise and in city limits.
- ix. Assessments - Lots all sold so this does not apply.
- x. Single Family Dwellings - Can't opt out without prior authorization. Jim Boynton: inspections on private lots. Read the letter he wrote. Owner Rights & Responsibilities especially if it meets and exceeds. 2008 conflict with existing document. Sharel Rogers: Question regarding private responsibilities of homeowners. What is the purpose of reserve? Personal property rates are "sacred." Joseph Downs: septic system ... Shouldn't we have someone manage? Larry Morgan: Timers regulating individual septic systems affect us all.
- xi. Building Covenants - County controls what can and can't be built.
- xii. RV Storage - Jim Boynton spoke to plat amendment.
- xiii. Enforcement fines - looking at the future.

Letter written by Steve Woods has been sent to members. Letter written by Debbie Morrow has been sent to all members. Letter written by Jim Boynton will be scanned and sent to all members.

Any other comments: Jim Boynton: Cites Covenant #49 saying that the Board cannot institute a change unless the membership petitions the board. Kim Rose disputes how it is to be read and that the board is in their rights to bring about a change. Steve Woods 2 ways to bring changes: 1. The members force the change by 50%, 2. Any change submitted for a change must have a supermajority. Jim Hammerstrom also concurred with Steve Woods.

5. Officer/Committee Reports

- a. 2025 budget. 2025 dues [Idy Huth]
- b. Factors in Dues increase:
  - i. Inflation: increased hourly labor and materials costs
  - ii. Increased insurance premiums
  - iii. Cost increase in accounting services, septic inspections, irrigation fees, electricity (septic controls and pumps, RV lighting)
  - iv. Eventual replacements of aging (20 years) septic infrastructure - pumps, floats, electrical, valves
  - v. Contract for annual irrigation system maintenance services
  - vi. Landscaping & tree maintenance: Removal and replacement of dead plum trees.
  - vii. Reduced volunteerism: as our population ages, there is less energy for volunteer projects that help reduce maintenance and upkeep costs.
- c. Dues were last raised in 2015. Has served us well but due to inflation costs are up reflecting an increase in this years budget of \$3,000.00+.
- d. Dues are being raised \$10.00 per month...\$120.00 annually.
- e. Payments will be divided between Feb. and July.

6. Septic Committee Report [Dan Bigos]

- i. Larry & Dan actively involved for 6+ years in managing septic system. Need at least two people in this community to now step forward and start learning the workings of this system, as Larry and Dan won't be living here forever.
  - ii. Twenty-year-old cherry trees have been removed and replaced with pears. Hoping this transition (small trees that will take years to mature) will help extend the life of the drain field.
  - iii. Septic system has been operating for 20 years. Increased likelihood of need to replace components such as pumps.
  - iv. Six years of operational data captured monthly indicate drainfields are underutilized, a factor that should help extend the life of the drainfields.
  - v. Plan to consult with local septic experts regarding possible component upgrades, preventative maintenance, and synchronization of homeowner pump cycles.
  - vi. Detailed annual septic operation report, including estimated system replacement costs to be provided in January 2025.
- b. Landscape Report [Doug Fraser] -
- i. Trees needing to be replaced
  - ii. Irrigation - looking to hire someone to inaugurate the system in the Spring including checking drippers, cleaning filters, etc.
  - iii. Blue Heron lane - 12 trees were killed as the water line got shut off, possibly by a homeless person who was using our water.
  - iv. Spirea - to be pruned within the next couple of weeks.

- v. Large tree of Heaven on slope above Mikayla to be removed in early November.
  - vi. Park fall clean up will occur in early November. With Brandon Parker moving, Jim Boynton has agreed to be the liaison with Carlos Luna gardening service and coordinate with Doug Fraser.
7. Introduction of officers running - Kim Rose, Doug Fraser.
  8. Balloting - Review Ballot & Electronic Voting.

Adjourn: 12:20pm