

Aspen Shores HOA

Board Meeting Minutes

January 6, 2025

Home of Leslie Bigos, 2810 Akamai Way

Meeting Called to Order: 4:00pm

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

Year End financials

Treasurer submitted the following financials

- End of Year Profit & Loss
- Checks written for period September 12 - December 31
- Year-End Balance Sheet
- Of note: Legal fees \$2883.50 for review of Aspen Shores Covenants
- Invoices for dues will go out at the end of January and will reflect the dues increase. Dues are \$850 for lot owners with septic systems; \$700.00 for those without septic systems.

Beneficial Ownership Information Report (BOIR) has been submitted for Aspen Shores per IRS guidelines.

Septic

- Dan Bigos to prepare an annual septic summary report to distribute to the community.
- Reviewed current pumping time schedules for individual homes; noticed timing discrepancies. Additionally, power outages over the years likely have altered the pumping time schedules. Met with Brian Dickey (Chelan-Douglas Health Department) and proposed new pumping schedules which were then approved by Brian. Intend to hire a local septic provider to program each homeowner's control box with the new, approved pumping time schedules. Homeowners will be notified prior to the service being done.
- Considering hiring a local septic provider to conduct annual homeowner, dosing tank, and drainfield inspections. Ideally will find a provider to meet the exacting inspection requirements of all the residents,.

- Dan to contact the Douglas County Sewer District to explore the possibility of getting sewer line extended further down Rock Island Road. The Riverside Mobile Home Park as well as properties along Rock Island Road could benefit. Sewer connection would eliminate the need for a drain field.

General Meeting recap

- Congratulations to Kim Rose and Doug Fraser on re-election. Thank you for your willingness to serve.
- The General Meeting went well with good dialogue. Kim Rose's garage is a convenient and comfortable location.
- Electronic voting is working well.
- Covenant changes - while most covenant changes did not pass, we still have legal recourse to enforce our current Covenants. Lack of participation seemed to be a reason why the Covenant changes did not pass. The Board was told that one individual campaigned to people to abstain from voting.

Kim Rose: Motion: Should we re-run the Covenants at some point? Two Board members vote Yes; Three Board members voted to run the Covenants piecemeal.

Doug Fraser recommended Rewriting the covenant regarding landscaping to say "roofline"

Other

Kim Rose & Doug Fraser had a discussion with Jim Boynton about the removal of his sheds/boxes in the RV parking lot. Jim had agreed to remove these boxes by late fall. Jim has been reminded to remove the boxes and assistance was offered. Jim states he will move the boxes soon.

Landscaping

- Tree of Heaven - above Mikayla Lane to be removed this week.
- Discussed a tree blocking a view on Mikayla Lane.
- We lost some trees this summer: 5 Leyland Cypress on the Blue Heron Tree Line have died. (Funds in the Blue Heron Tree Project will pay for this replacement) 13 Arbor Vitae trees along the RV parking lot have died. We will replace these in Spring.
- Irrigation boxes & Timers - Doug to Document the timers. Is still seeking someone to bring the irrigation online this Spring, check drippers and clean filters.
- Jim Boynton informed Kim Rose that he will not oversee Park Maintenance.

Meeting Adjourned: 5:00 p.m.