

**Aspen Grove Townhomes Association
Board of Directors Meeting
Board Meeting Minutes**

July 20th, 2022
7:00PM - 9:05PM

I. OPENING OF EXECUTIVE SESSION – Present: Gerry, Linda, Julie, Peggy, Della, Travis, Dan, Eric Phoned in.

A. Treasurer's Report - status of past due accounts. See financials, discussion of expenses, Julie motions to approve the financials, Peggy seconds. Motion passed.

II. OPENING OF BOARD MEETING

A. Agenda Approval – Additions in Unfinished Business F-J added.

B. Reading of minutes – Dispensed until next meeting.

C. Maintenance Report, over mowing, sprinklers not fixed, trees not trimmed. Nora and Linda have been looking for alternative lawn care options. Due to several infractions of the current maintenance crew, board intends to replace them with another company. Discussion of options, Nora and Linda, along with Gerry and Eric, to form a maintenance committee to compile a list of recommendations to be voted on via email between meetings.

III. GRIEVANCE FORUM

A. N2 Gate. On Della's recommendation, Gerry to see if Kirk will be available to fix. Due to be fixed by Saturday.

B. P3 Tree Trimming, Gerry to take a look and trim back.

C. H2 Sprinklers, dispensed until new maintenance crew.

IV. UNFINISHED BUSINESS

A. Property Signs, Travis presented purchased signs. Gerry and Travis to investigate the T-posts and Travis to order more posts to display if necessary.

B. Cheeney Landscaping, addressed with maintenance.

C. Crawl Space Check, Q leak, dispensed until Nora can give a report.

D. Schedule By Laws Meeting, no meeting necessary. Gerry to email out draft for review before submitting draft and questions to the attorney.

E. Children's Park. Previously available options have since been sold. Gerry to talk to John about potential park, otherwise to be addressed when another option becomes available.

F. Financial Calendar, to be addressed after the By Laws are ratified.

G. P10 Roof, half payment up front needed before the project can resume. Payment granted.

H. Pool house. Bids to replace the roof to be obtained.

I. Lawn Boulders. Peggy to contact Elingfords to get a bid on boulders.

NEXT MEETING

August 17th, 2022

City Hall Board Room

1200 Main Street @ 7:00 PM

J. Driving on Lawn Fines. Julie to draft up a fine notification to be distributed to the units. Fine set at \$150 per offence.

V. NEW BUSINESS

A. Car Ports. Dan to draft up new car port assignments to better distribute to units.

B. Pest Control. Peggy motions to have Mike spray courtyards and undeveloped lot for anything under \$1000. Julie seconds, motion carried.

C. Building Letters. Gerry to investigate 2'x2' size letters to put 2 of each building letter under the peak of the building.

NEXT MEETING

August 17th, 2022

City Hall Board Room

1200 Main Street @ 7:00 PM

ASPEN GROVE TOWNHOMES ASSOC.

Profit & Loss

June 2022

Accrual Basis

	Jun 22
Ordinary Income/Expense	
Income	
Association Dues	
Finance Charges	99.15
Association Dues - Other	7,390.00
Total Association Dues	7,489.15
Total Income	7,489.15
Gross Profit	7,489.15
Expense	
Insurance	
Liability Insurance	1,142.49
Total Insurance	1,142.49
Professional Fees	
Accounting	400.00
Total Professional Fees	400.00
Supplies	
Grounds	465.44
Office	23.20
Total Supplies	488.64
Utilities	
Electric	167.37
Total Utilities	167.37
Total Expense	2,198.50
Net Ordinary Income	5,290.65
Net Income	<u>5,290.65</u>