

Aspen Grove Townhomes Association
Board of Directors Meeting
Board Meeting Minutes
September 21st, 2022
7:07PM - 8:44PM

I. OPENING OF EXECUTIVE SESSION – Present: Gerry, Linda, Julie, Della, Travis, Dan, Rich Hartman K3, Eric Phoned in. Peggy excused.

A. Treasurer's Report - See Financials. Discussion of expenses and delinquencies. Travis to look over property taxes, because the owed amount is lower than normal, see why that is

II. OPENING OF BOARD MEETING

A. Agenda Approval, No agenda

B. Reading of minutes – August Minutes, Julie motion to approve, Della second, motion passed.

C. Maintenance Report - Carports done painting, sprinklers still going, still mowing. To blow out sprinklers next month. Linda to email about potential new team. Linda/Gerry to talk to the snow plow guy, get a written contract.

III. GRIEVANCE FORUM

A. H4 grass clippings all over. Gerry cleaned it, to address with possible new maintenance team.

B. K11 not leashing dog. Gerry took over a dog policy, need a fine

C. K11 unlicensed car, Julie and Della informed them of the by laws regarding car parking.

D. H7 dog, Eric looked up dog code, emailed out City aggressive animal codes, asked the board to look at it, and consider a dangerous animal clause on the pet policy.

IV. UNFINISHED BUSINESS

A. Carports, presentation of Dan's carports plan. Dan to email plan around, board to vote next month.

B. Building numbers, Gerry to send out a picture to see how they look, then vote on doing the rest.

C. Asphalt bid, Premier Asphalt, either patch or fully replace for a 5-year guarantee. Pricing is steep either way, add it to the 5-year plan. Linda to present the 5-year plan Projects later.

D. Mailboxes, need 2 new boxes, Gerry to look for options and present later.

E. Heat Trace, Gerry to find more heat trace bids, going to wait to until after by laws pass to replace.

V. NEW BUSINESS

NEXT MEETING, ANNUAL

October 19th, 2022

City Hall Board Room

1200 Main Street @ 7:00 PM

A. Annual Meeting, by laws need taken to an attorney. Julie to edit, Gerry to take to the attorney so we can email them out (edit, since then, it was decided to have the bylaws presented at a special meeting in November, to allow for the required 30 day notice). All 7 board members going to be reelected. Annual meeting set for Oct 26th at BOSES (edit, since then it was moved to Oct 19th at City Hall to align with the current by laws) Julie motion to offer a raffle for a \$75 prize for returned ballots for the bylaws. Travis seconds, passed. Eric motions to exempt board members from the raffle. Travis seconds. Motion opposed. Vote counting committee, Linda, Julie, and Travis. Gerry, Eric, and Julie to make ballot, agenda, and notice, then get to Linda to disperse.

VI. OPEN FORUM

A.

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