

Aspen Grove Townhomes Association
Board of Directors Meeting
Board Meeting Minutes
August 17th, 2022
7:00PM - 8:59PM

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.

II. OPENING OF BOARD MEETING

A. Agenda Approval

B. Reading of minutes – June Minutes, Julie motion, Travis second, passed. July Minutes, Julie motion, Peggy second, passed

C. Maintenance Report - N2 gate repaired, H12 hornets resolved July 22nd, insect spraying done, carports being painted, sprinklers running poorly still working on a solution, crawlspaces filling with water, need to drain water from the gutters away from the foundation, Julie motions to add running water away from foundation to the five year plan. Della seconds, motion passed. Discussion of potential maintenance companies

III. GRIEVANCE FORUM

A. Children, discussion on legalities, no action can be taken

B. P3 slip n slide by pool house for Sep 5th, Peggy motions to approve, Della second, passed

C. P10 roof, half check up front, going to get that paid

IV. UNFINISHED BUSINESS

A. Pool house, \$18040-\$21,560 to repair the roof, discussion of possible uses for the building, to look at other bids.

V. NEW BUSINESS

A. By Laws, put off to next meeting

B. Pet policy, minor edits about pet waste and physical control of owner, Travis motions to adopt new policy, Dan second, passed. Eric to contact animal control about the aggressive dog in H6

C. Owner renting agreement, discussion of Gerry's draft, Gerry to email it out for approval

D. Carports, presentation of progress. 10 excess carports after 1 per carports. Carports to be changed Jan 1st, owners need notice. Dan to find excess ports on the end to assign as Handicapped. Discussion of potential policies for excess spots, potentially charge extra

NEXT MEETING

September 21st, 2022

City Hall Board Room

1200 Main Street @ 7:00 PM

- E. Building letters, Gerry present a Westar aluminum letter, discussion of other potential products. Gerry and Travis to hang one letter and see how it looks
- F. Signs, presentation of remaining signs, discussion of where to put them
- G. Children's Park, put on the five-year plan
- H. Boulders, Elingfords makes barricades, Peggy presents options for boulders. Add to five-year plan
- I. Parking fine, Julie to email draft notice around for approval and distribution

VI. OPEN FORUM

- A. Gerry motions to give Linda a raise to \$600 a month starting September, Eric seconds, passed

NEXT MEETING
September 21st, 2022
City Hall Board Room
1200 Main Street @ 7:00 PM

ASPEN GROVE TOWNHOMES ASSOC.

Profit & Loss

August 2022

Accrual Basis

	Aug 22
Ordinary Income/Expense	
Income	
Association Dues	
Finance Charges	88.37
Association Dues - Other	7,500.00
Total Association Dues	7,588.37
Total Income	7,588.37
Gross Profit	7,588.37
Expense	
Insurance	
Liability Insurance	1,278.08
Total Insurance	1,278.08
Professional Fees	
Accounting	400.00
Total Professional Fees	400.00
Repairs & Maintenance	
Building Repairs	1,100.00
Total Repairs & Maintenance	1,100.00
Supplies	
Grounds	206.17
Office	23.20
Total Supplies	229.37
Utilities	
Electric	168.98
Water-Sewer-Sanitation	789.25
Total Utilities	958.23
Total Expense	3,965.68
Net Ordinary Income	3,622.69
Net Income	<u>3,622.69</u>