

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

June 15th, 2022
6:59PM – 8:49PM

I. OPENING OF EXECUTIVE SESSION – Present Julie, Peggy, Della, Dan, Travis, Nora, Randy, Eric Called In, Gerry and Linda Excused.

A. Treasurer's Report – Treasurer absent, postponed to next meeting

II. OPENING OF BOARD MEETING

A. Agenda Approval – No corrections

B. Reading of minutes

C. Maintenance Report – Water leakage through the Q building meter. Discussion, determined water to be turned off, Raul to inspect units crawl spaces on July 2nd, given a two-week notice, rescheduling allowed. Linda, if she accepts, to send email notice, Julie to post hard copy notices. Trees around the property to be trimmed, Raul to use good judgement, only the tree by P1 specifically. Several sprinkler heads replaced, N building leakage fixed, mowing and watering happening as instructed. Lines for the parking lot being painted, H building last. H12 carport damage, Raul looked at it, he will go bend it back into shape. Carports to be painted after lines. Weed killer to be made stronger to kill thistles, they aren't dying yet, but everything has been sprayed once. Busted fence taken down. Nora suggested to have the spots for the garbage to be leveled out so they don't fall as bad. Julie motions to move forward with leveling the ground for the garbage, with Linda's approval. Peggy second, motion carried.

III. GRIEVANCE FORUM

A. H7 Dog Warning – Board to post hard copies of dog rules on every unit. Each member assigned a different building. Julie to email everyone a copy of the dog rules.

B. P3 Tree Trimming – addressed with maintenance report.

C. H12 Car Port Damage – addressed with maintenance report.

IV. UNFINISHED BUSINESS

A. Property Signs – Travis volunteered to order signs. Julie to send info on quantity as voted on in previous meetings.

V. NEW BUSINESS

A. Potential Children Park Equipment – KSL listings of commercial playground equipment and rubber park tiles. Julie to email out more information for review, board to email vote and potentially contact the sellers.

VI. OPEN BUSINESS

NEXT MEETING

July 20th, 2022

City Hall Board Room

1200 Main Street @ 7:00 PM

ASPEN GROVE TOWNHOMES ASSOC.

Profit & Loss

April 2022

Accrual Basis

	Apr 22
Ordinary Income/Expense	
Income	
Association Dues	
Dog at Large	50.00
Finance Charges	88.87
Association Dues - Other	7,500.00
Total Association Dues	7,638.87
Total Income	7,638.87
Gross Profit	7,638.87
Expense	
Insurance	
Liability Insurance	1,142.49
Total Insurance	1,142.49
Interest Expense	10.00
Professional Fees	
Accounting	400.00
Total Professional Fees	400.00
Repairs & Maintenance	
Grounds Maintenance	400.00
Snow Removal Sidewalks	1,780.00
Snow Removal Streets	420.00
Repairs & Maintenance - Other	87.00
Total Repairs & Maintenance	2,687.00
Supplies	
Office	23.20
Total Supplies	23.20
Utilities	
Electric	166.99
Total Utilities	166.99
Total Expense	4,429.68
Net Ordinary Income	3,209.19
Net Income	<u>3,209.19</u>