

Aspen Grove Townhomes Association
Board of Directors Meeting
Board Meeting Minutes
April 28th, 2022
7:05PM – 8:43PM

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

- A. Meeting held April 21st, insufficient quorum attendance, held a presentation of present grievances, board meeting rescheduled to April 28th. 21st attendance, present was Gerry, Julie, Linda, Megan, Eric Phoned in, Nora and Randy, Tib Ottley P8, Tammy H12, Stewart Hayduck K12
- B. Treasurer's Report – review of finances and past due accounts. See Financials.

II. OPENING OF BOARD MEETING

- A. Agenda Approval – Agenda Dispensed
- B. Reading of minutes – previous meeting
- C. Maintenance Report, no regular report.

III. GRIEVANCE FORUM

- A. Nora, Various Grievances. Presented 21st. Dog rules and consequences to be more regularly enforced, dumping of garbage next to the trash cans to be dealt with more efficiently and prohibited.
- B. P8 Dog Warning. Presented 21st. Warning never received before receiving a fine. Due to lack of proof of warning, a certified warning to be mailed, and any new offences of dog at large will be fined.
- C. P10 Interior and Roof Repair, Presented 21st, Discussion of P10 roof replacement, two bids submitted, to be voted on with a quorum.
- D. H3, Billing, no recorded decision.

IV. UNFINISHED BUSINESS

- A. Cheeney Landscaping Bid, Julie motions to approve the \$2705 bill from Shane Const for P10 interior repair upon receiving the agreement of satisfaction. Peggy second. Motion passed.
Julie motion to approve the \$2160 bid for repairing the roof on P10. Della second. Motion passed.
Discussion of heat tape Cheeney bid.

V. NEW BUSINESS

- A. Dog Rules Signs, Discussion of different signs to go on the property, including no trespassing, children at play, clean up after your dog, and speed limit 10mph. Proposal of a bulletin board for the entrance for posting announcements. Gerry to find bids on bulletin board. First signs to go at the entrances, no trespassing, speed limit, children at play. Two no trespassing signs at each corner of the secure lot. A speedlight sign and children at play by H building. Gerry to call about dog signs for signs without cans. No parking, maintenance

only sign for the pool house. Loading zone sign. Gerry to call Westar for sign price comparisons. Julie motions to purchasing all signs in the quantity as discussed. Peggy second. Motion passed.

B. Mailboxes Discussion, replacing 2 of the 4 remaining mailboxes all at once, previous owners leaving keys for new owners. Julie makes motion to replace two worst mailboxes. Della second. Motion passed.

C. Discussion of board member attendance and recruitment. Board to continue to have 7 board members as stated in the bylaws, and any addition interest sit in as alternate board members.

NEXT MEETING
May 19th, 2022
City Hall Board Room
1200 Main Street @ 7:00 PM

ASPEN GROVE TOWNHOMES ASSOC.

Profit & Loss

March 2022

Accrual Basis

	Mar 22
Ordinary Income/Expense	
Income	
Association Dues	
Finance Charges	93.50
Association Dues - Other	7,500.00
Total Association Dues	7,593.50
Total Income	7,593.50
Gross Profit	7,593.50
Expense	
Insurance	
Liability Insurance	1,142.49
Total Insurance	1,142.49
Professional Fees	
Accounting	645.00
Total Professional Fees	645.00
Repairs & Maintenance	
Snow Removal Streets	510.00
Total Repairs & Maintenance	510.00
Supplies	
Office	257.20
Total Supplies	257.20
Utilities	
Electric	167.69
Total Utilities	167.69
Total Expense	2,722.38
Net Ordinary Income	4,871.12
Net Income	<u>4,871.12</u>