

Aspen Grove Townhomes Association
Board of Directors Meeting
Board Meeting Minutes
November 16th, 2022
7:01PM - 8:46PM

I. OPENING OF EXECUTIVE SESSION – Present: Gerry, Linda, Julie, Danni, Peggy, Travis, Randy, Eric Phoned in, Rich Hartman K3, Nora Webster, Tammy Dean, Katie and Judd Kishpaugh

A. Treasurer's Report - See Financials. Discussion of bank balance and monthly Financials. Discussion of delinquent accounts. Peggy motions to remove the mowers expense be removed from the balance sheet, Travis Second, passed. Discussion of Raul tax title. Julie motions to approve treasurers report. Travis Second, motion passed.

II. OPENING OF BOARD MEETING

A. Agenda Approval, Travis Motions to Approve, Peggy Second, motion passed

B. Reading of minutes, September minutes Julie motions to approve, Peggy seconds, motion passed. October Working Meeting minutes reviewed, no need to approve.

C. Maintenance Report, Q building garbage can needs replaced, Gerry to call and ask about replacement and how they are priced, if reducing cans would reduce price. Discussion of new lawn care, Raul continuing snow removal.

III. GRIEVANCE FORUM

IV. UNFINISHED BUSINESS

A. Heat Tape, Discussion of responsibility, Julie Motions heat tape be homeowner responsibility, purchase and put up, Raul assistance available but not required. Peggy second, motion passed. Posted on the website and amendment to the covenants to be worked for liability.

B. By Laws, Linda got envelopes and printed labels. Discussion of by laws. Julie motions to approve the new by laws for distribution in anticipation of the special membership meeting to be voted on and ratified. Peggy second, motion passed. Peggy motions to set the date for the bylaws special meeting for January 11th at 6:00PM, at Boces. Eric Second. Motion passed. Peggy to reserve the room. Julie to print them.

C. Monthly Dues Increase, discussion of raised dues, what it would be used for, how much, etc. Travis motions to make an amendment to the Covenants to raise the dues to 120, the extra 10 to go into a reserve account to be saved for the insurance deductible in the event of a claim. At the end of the first quarter, we evaluate and see if it would be fiscally productive to move to a higher yield account. Eric second, motion passed. Amendment to be sent out and voted on by the membership with the bylaws.

D. Storage Lot Gate, \$205 for 10' for potential replacement. \$265 for 12'. Julie motions for the 12' gate to be purchased. Eric Second, motion carried.

NEXT MEETING, ANNUAL
January 18th, 2023
City Hall Board Room
1200 Main Street @ 7:00 PM

E. Car and Storage report, Randy marked 3 cars for plates, vehicle in the storage that has no owner has been notified to the next of kin, 30 days until it gets towed.

V. NEW BUSINESS

A. Ice Melt Cans, Julie motions to buy two new cans to provide one for each building and get some replaced that have mismatched lids. Randy Seconds. Motion passed.

B. Term assignments, Julie motions that there be one 1-year term, three 2-year terms, and three 3-year terms. Peggy Seconds, motion passed. Gerry volunteered for the 1 year. Random assignment made for Julie, Eric, and Dani for 3 year, Peggy, Travis, and Randy for 2 years.

VI. OPEN FORUM

A. Peggy motions to cancel the December meeting for the holidays. Julie Seconds, motion passed.

V. END OF MEETING, Julie motions to adjourn, Danni seconds, motion passed.

**NEXT MEETING, ANNUAL
January 18th, 2023
City Hall Board Room
1200 Main Street @ 7:00 PM**