

Aspen Grove Townhomes Association
Board of Directors Meeting
Board Meeting Minutes
January 18th, 2023
7:00PM - 8:53PM

I. OPENING OF EXECUTIVE SESSION – Present: Gerry, Linda, Julie, Danni, Peggy, Travis, Randy, Eric Phoned in, Nora Webster, Stewart Hayduck

A. Treasurer's Report - Discussion of delinquent accounts. Review of accounts as presented by the treasurer, see Financials. Julie motion to take Richard off the signings for the accounts, as he is no longer on the board, as well as for Linda to set up the new reserves account for insurance deductible, Travis second, motion passed. Dalton Leombruno & Associates to do our taxes as in other years.

II. OPENING OF BOARD MEETING

A. Agenda Approval, Add Cody Parry to Agenda. Julie motion to approve agenda, Danni Second, motion passed.

B. Reading of minutes, November Minutes, Julie motions to approve as written, Peggy seconds, motion passed. By Laws Special Meeting Minutes need approved by the membership in October's Annual Meeting, post to the website as unofficial.

C. Maintenance Report, Website to be updated per changes Julie presented. Additions to news and updates page, updated board members names, wording changes on the FAQs change. Changes approved and be posted. Board clarifies that when there is 2 inches of snow the maintenance team will come shovel and snow blow. Carports were cleaned off by Raul's team. A few lights to be submitted to Rocky Mountain Power for the lightbulbs to be replace.

III. GRIEVANCE FORUM

IV. UNFINISHED BUSINESS

A. Building Numbers, aluminum front, pvc structure non-reflective. Discussion of placement and printing options. Potentially use wood post, something sturdier than the posts for the sidewalk signs. Randy to call the emt/fire department to make sure they have a diagram of the complex and where the signs would be best placed for them.

B. Mailboxes, Travis motions to authorize \$5000 to buy two additional mailboxes by Randy.

C. Children's Park. \$1000 commercial, two slide playground. Julie to get additional information.

V. NEW BUSINESS

A. Snow removal. Brock is running out of places to plow the snow to. Discussion of previous solutions, current options. Travis to get bids and email options out.

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B. Community communications. Community members have been passing out anonymous notes to neighbors with inaccurate information about the new bylaws and board. Julie to put an update on the website about official association communication, and to fact check individual communications about the board. Julie to clarify Treasurer position as currently licensed contractor, non-voting, on the website. Gerry motions for a show of faith and gratitude for Linda as the association treasurer, Julie seconds. Motion passed.

C. Bylaws Comments, grievance committee to go through received comments on by laws ballots and address them with the people who submitted them.

Meeting Times. Suggested we move our meetings to 6PM, but the city suggested not to for building availability.

D. Cody Parry. Has done independent work for different units shoveling their roofs. Discussion of his work and credentials, whether or not the board can endorse him for other units to hire. Determined we cannot, seeing as he is not licensed, nor insured.

VI. OPEN FORUM

A. Gerry bought solar powered flood lights, going to try it on the carports.

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

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