

Aspen Grove Townhomes Association
Board of Directors Meeting
Board Meeting Minutes
February 15th, 2023
7:02PM - 8:29PM

I. OPENING OF EXECUTIVE SESSION – Present: Gerry, Linda, Julie, Travis, Randy, Eric Phoned in, Nora

A. Treasurer's Report - Discussion of financials. Presentation of expenses, income, and anticipated expenses. See Financials. Discussion of delinquent accounts, as well as impending plans to proceed.

II. OPENING OF BOARD MEETING

A. Agenda Approval, Julie motions to accept the agenda as written, Randy Seconds, motion passed

B. Reading of minutes, the footer says Annual Meeting, to take that out. Julie motions to approve the minutes as corrected. Travis seconds. Motion passed.

C. Maintenance Report, Randy motions for good faith and gratitude for Hoffman Enterprises plowing the roads. Julie seconds, motion passed. Roads around the complex are icy, need to be handled. Travis to see if Norris Cont. will put sand around to make it safer, as ice melt will be more expensive, and the melted ice will flow and freeze somewhere else.

III. GRIEVANCE FORUM

A. Multiple Leaks. To continue with removing snow and ice, deal with the leaks in the spring when it can be permanently fixed.

IV. UNFINISHED BUSINESS

A. Building Numbers, Gerry to take the prototype H sign, and install them on a T-post, see how they look before we order more. Randy talked to the old fire chief and he said to wait until the new chief can talk to us.

B. Mailboxes, the two new ones have been purchased and are in transit, along with the two previously bought. None of the four new have arrived.

C. Carports Assignments, need to find out if it's legal to change carport assignments and if carports are included in Homeowners Contracts.

D. Roof Snow Removal, Keyway has not followed up with the new bid, as agreed for at the Feb 2nd Special Meeting. Travis to contact Alpha Roofing for a new bid.

V. NEW BUSINESS

A. Storage Lot. Randy has found who different vehicles belong to and is waiting for correspondence about what to do with them.

B. Customer Survey. Julie presents a Google survey she created to update and expand customer information. Julie to email out so everyone can read more in depth.

NEXT MEETING

March 15th, 2023

City Hall Board Room

1200 Main Street @ 7:00 PM

VI. OPEN FORUM

A. Solar Light, Gerry hasn't tried it yet, has been charging it in his window and hasn't gotten around to testing yet.

V. END OF MEETING, Randy Motions to Adjourn, Travis seconds. Motion passed.

NEXT MEETING

March 15th, 2023

City Hall Board Room

1200 Main Street @ 7:00 PM

ASPEN GROVE TOWNHOMES ASSOC.
Profit & Loss
January 2023

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	Jan 23
Ordinary Income/Expense	
Income	
Association Dues	116.68
Finance Charges	7,500.00
Association Dues - Other	7,500.00
Total Association Dues	7,616.68
Snow Removal Income	300.00
Total Income	7,916.68
Gross Profit	7,916.68
Expense	
Insurance	
Liability Insurance	1,278.08
Total Insurance	1,278.08
Professional Fees	
Accounting	600.00
Total Professional Fees	600.00
Reimbursement	79.94
Repairs & Maintenance	
Building Repairs	-2,160.00
Equipment Repairs	4,464.00
Snow Removal Sidewalks	7,450.00
Snow Removal Streets	3,510.00
Total Repairs & Maintenance	13,264.00
Supplies	
Grounds	56.96
Office	24.00
Total Supplies	80.96
Utilities	
Electric	169.83
Total Utilities	169.83
Total Expense	15,472.81
Net Ordinary Income	-7,556.13
Net Income	-7,556.13