

Aspen Grove Townhomes Association
Board of Directors Meeting Minutes
February 21st, 2024 @7PM

Present: Randy Webster and Eric Vossenkemper by phone; and, Tamie Dean, Jeannie Staley, Travis Samulski, Linda Cobban, Jake Zufelt and Evelyn Rackleff in person.

Eric Vossenkemper brings the meeting to order. All present have been noted above.

Jake Zufelt made a motion to vote Evelyn Rackleff as the newest member on the HOA board and Eric Vossenkemper seconded the motion. All present were in favor of the motion; there were none opposed. The motion is approved. Evelyn Rackleff becomes the 7th member of our HOA board.

We moved on to the treasurer's report. Linda Cobban presented her report and discussed the finances, payments, and outstanding balances. She also discussed the HOA bank balances and costs. Eric Vossenkemper asked what the savings account was for, and it was confirmed by Linda Cobban that it was for deductibles for insurance claims. It exists as a buffer in case we do have any insurance claims. Of the \$120 due by each homeowner (each month), \$110 goes into checking and \$10 goes into savings. This doesn't apply to people who have paid ahead because that hasn't been calculated.

We also discussed tenant communications at this time. Tenants (owners and renters) have been speaking to board members and other tenants rudely and inappropriately. What can we do? Letters to the owners? Finding a way to drive more traffic to our page? Evelyn Rackleff has some ideas, but they aren't discussed in length. This item to be added to the agenda for next month.

We moved on to the Budget Committee Report. Randy Webster brought up last month's discussion on how we've been in touch with Raul in regards to the frequency of snow removal. Next month, Randy wants to get together with the budget committee when he and Nora (two key members of the committee) are back in town. We've gotten less snow this year, so the costs have been significantly less (we are still waiting for Raul's bill for February). Randy Webster wanted to hear Travis Samulski's discussion with Raul about curtailing some of our costs. Their conversation was about trying not to plow as much. If it's going to keep snowing, then it's potentially better if he (our snow plower) could hold off till later in the day.

Eric Vossenkemper mentioned that there was a report about heavy wet snow by Gerry Hepper (previous board member), so he was worried about car ports. Randy Webster sent out pictures during the week to show that carports are doing fine. We determined at this time that this is not an issue that we should be very worried about. Gerry turned out to have been talking about roofs and possible leak situations. Brock is going to keep an eye on it, and board member Tami Dean walks the complex every day keeping an eye out for possible issues.

Storage lot gate was fixed by Travis Samulski and Jake Zufelt. The problem is with the way people open it. It's being opened the wrong way. We're going to add relevant signage to next month's agenda.

We haven't received a bill for the street light that went down. Rocky Mountain Power has dealt with it.

Heat Trace installation is waiting till there is no snow. Several images went out about many tenants not turning on their heat trace to show that we have evidence in the case that the HOA is blamed for roof leaking this year.

We are missing two signs. A Private Property and Speed Limit sign. Travis Samulski has the speed limit sign that blew down and is waiting for an opportunity to put it back up. The fallen Private Property sign is in the pool house.

We haven't gotten in touch yet with our new attorney, Dean Stoudt. Eric Vossenkemper sent out a document for us to look at. It has a lot to deal with going after corporations who have intentionally done something wrong. We'd have to demonstrate fraud by repeated behavior. Roof after roof of repeated malpractice. The estimate that Travis Samulski obtained from the new contractor may have evidence that malpractice was obtained. Randy Walker believes that we would be able to prevail because we have multiple roofs that were not done right. Randy believes that it's still a good idea to have Dean take a look at the paperwork that we have. Randy Walker makes a motion that Travis Samulski calls Dean Stoudt to get some legal advice on the roof and an estimate to find out if we even have a case to begin with. Eric Vossenkemper seconded the motion. All were in favor; none were opposed. The motion passed and Travis is willing to do this. We're looking for malpractice or fraud. Travis will try to find a time to do it and conference-in with Randy Webster. Travis is going to get an appointment for the call. It was determined that time is a huge factor in this endeavor because of how long ago this happened. Evelyn's father in law is a housing attorney in Texas, so she offered to run it by him for some extra insight.

We started discussing building numbers. Some are really necessary. It would help first responders especially. This will be added to the agenda for next week. We want the letters at eye level. The ones Gerry Hepper had found are reflective. We will do it in the spring once the snow has gone. Next meeting we will discuss ordering the numbers and getting bids on them.

Lastly, the pool roof situation was brought up and we'll be adding discussion of that to the next meeting.

Eric Vossenkemper made a motion to close out the meeting. Randy Webster seconded it. All were in favor; none were opposed. The meeting was adjourned.