

Aspen Condominium HomeOwners Association

ANNUAL MEETING

Monday, September 11, 2023

CALL TO ORDER - 6:04 pm

ATTENDEES - All 12 units were represented either in person or via proxy

Minutes are being taken by Shelby

INTRODUCTIONS: Shelby Cardall with North HOA, Wayne Merritt, Karen Low, Loretta Black, Jim Fletcher, all current board members

2023 IN REVIEW:

- 55+ documents were corrected so that they are enforceable. They were originally recorded against the parking area that was not owned by the HOA.
- Rental restrictions were also redone and recorded correctly
- The parking area that was not correctly placed within the HOA was adopted into the docs
- New house rules were drafted and approved by the community at the last meeting. They were the original community rules, but made to be binding and enforceable.
- Insurance review was completed and adjusted to meet HOA needs. The HOA is with the same company, but a different agent. The new agent is Justin Metcalf. Encouraged the homeowner's to make sure they have an HO6 policy in place.

2024 DISCUSSION ITEMS:

- The HOA has begun working on drafting new CC&Rs and bylaws for the community.
- Discussion on having a reserve study and what the funds are used for. The HOA will be having a reserve study done next year.
- Look into resources for senior citizens to make exterior or home repairs. Does an HOA qualify for any of these services?
- Overflow parking - discussion on if the current policy is working, what can be changed. Ideas on how to enforce it etc.
- Animal Concerns - animals do have to be registered with the city and registered with the HOA. Registration can be done online at www.northhoa.com.

FINANCIALS:

- Review financial reports

QUESTION AND ANSWER:

- Lawn was recently trimmed at 4.25 instead of 3. That will be corrected at the next mowing

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- Trimming of shrubs is only done 2 times per year. Suggested to cut them down significantly.
- Question on exterior painting and improvements. Owner's must get HOA approval for any exterior color changes or layout.
 - The lights, brick and garage door must stay the same color

MEETING ADJOURNED: 7:17 pm