

Aspen Grove Estates Homeowner Association

ALL HOA Meeting MINUTES

May 19, 2024

Sport Court @4:00pm

*Striving for a beautiful, safe and welcoming community
that recognizes the investment of homeownership*

*Informal discussion- homes are 21 years old, what are you experiencing?
Roofs, siding, original fencing, major appliances...*

Watch for corroding pipes!!

Roof needs replaced before considering solar

- I. Call Meeting To Order- Susan S. 4:12 pm
 - a. Welcome & Acknowledgements

- II. Record Attendance

Quorum = Confirmed (13 homes + 3 proxy= 16 present)

(34% owners present and via proxy at start of meeting -must be 9 or more)

- a. Board -

present: Kristin, Jodi, Mark, Susan S., Susan R., Ming

absent: Angela, Aws

- b. ACC

present: Jeff S. , Mark, Anoop, Chris S.

absent:

- c. Community Members- See sign in sheet for specific names

how many owners= 18

how many renters= 0

- III. Proof of Notice of meeting or waiver of notice- notice mailed and emailed x2

IV. Approval of minutes of 5.21.23 All HOA meeting-
motion: Mark, Chris S. (second)
vote: unanimous
outcome: Approved

V. Reports of Officers

a. Executive Board

i. Administrative house in order:

1. CC&R's etc docs review

a. Official contact info- homeowners and renters required

b. Current Lease Agreements required

i. Homeowner responsibility that renters/leases abide by CC&Rs and HOA standards

c. Getting legal direction on Articles and Bylaws

2. Google Drive and Board binders are functioning

3. Website, domain maintenance- new board roles

4. 2023-2025 Entryway Project Update

a. Sustainable planting

b. Irrigation upgrades

c. Remaining work- future visions

b. Report of Treasurer

i. Financial standing- funds in bank (note balances on 5.19.24)

a. Checking = \$6,419.71 (several payments not cleared)

b. Money Market= \$19,051.55 (several payments not cleared)

2. Expense Review, Discussion

a. educate on Budget vote vs dues vote

3. Board Proposed Budget "A"

Community discussion on unfinished projects, the priority of safety concerns (specifically the gravel path) and continuing to build the reserves led to the motion to increase the budget to option "C" \$26,000

Vote on Proposed Budget

motion: Mark motioned, Bryan seconded to approve budget option “C”, \$26,000 with annual homeowner dues of \$1000/per home.

vote: 9 approved, 6 opposed

Outcome: Option C passed, 2024 annual HO dues set at \$1000

VI. Reports of Committees

i. Back 40 Progress- “Pollinator Pathway”

ii. Future Projects and Community work party Discussion

1. Continuation of Entryway Project
2. Chips in tot lot
3. Gravel Path
4. future Tot Lot renovation
5. Other-? Discussion

Immediate priorities: Board to send email to neighborhood to solicit community priorities and project ideas.

VII. Review and Election of Board Members

Motions: Susan S.

Nominations: Kristin S. as Secretary

Vote: Jodi P. (second)

Outcome: Approved

www.aspengrovehomes.com

Aspen Grove Board board@aspengrovehomes.com

Officers

- President Susan Sivesind -2022-2025
- Vice President Mark Miller- 2022-2025
- Treasurer Jodi Pugsley- 2023-2026
- Secretary OPEN SPOT- 2024-2027 request for Board nominations

Members at Large

- Kristin Swanson-2022-2024
- Susan Rench- 2022-2025
- Aws Al-Atar- 2023-2026 (Asst Webmaster)
- Ming Luo- 2023-2026 (Asst to Treasurer)
- Angela Jackson- 2022-2023 (Asst to Secretary)

Aspen Grove ACC Acc@aspengrovehomes.com

- Jeffrey Swanson
- Anoop Kumar (Webmaster)
- Chris Sivesind
- Mark Miller

VIII. Unfinished Business- n/a

IX. New Business

- HOA Street Trees and revised City of Kenmore Tree codes
[Trees | City of Kenmore Washington](#)
- ACC process for homeowners and recommended street tree list
- Social Committees!! Any interest?
 - AG Back to School ice cream social (Sept)
 - AG Progressive Dinner w/theme (Oct)
 - AG Turkey Trot neighborhood 5k (Nov)
 - AG Pollinator Passion Project (Mar)

X. Announcements

- Community Guidelines reviewed
- Speed in cul-de-sac, please stay 10 mph or lower!
- Keep all vegetation, tree limbs off HOA fence lines- both sides
- Do not toss debris/yard waste over fence
- ACC process reminder- roofs, trees, everything
- City of Kenmore- survey, solar program, rain and compost barrels

XI. Open Discussion

XII. - Adjourn (Motion: Mark, Jodi (second)). Meeting adjourned at 5:30 pm)