

ASPEN GLEN CONDO ASSOCIATION

Minutes

2024 Annual Meeting

Date: Saturday, June 29, 2024

Place: Robert Trent Jones Room, House on the Rock Resort

Attendees: Kelby & Rachel Thomas (102), Nick & Jodi Solomon (103), Sue Donaldson (104), Kevin Nelson (106), Bob Lang (107), Dale & Vicky Koehler (109), Rob Hasker (112), Bill Bach (113), Tim & Sheri Steinle (114).

Proxies received from: Rick Wachal (101), Caryn Birkhauser (108), John Rasmussen (110) Greg Vance (111).

Time: Meeting called to order at 9:02 a.m.

Meeting Summary:

1. **Approval of Minutes of October 21, 2023:** Motion by Sue Donaldson, 2nd by Kevin Nelson, Approved unanimously by voice vote.
2. **Treasurer's Report:** Sue Donaldson reviewed the Association's finances year-to-date through June 29, 2024. The July Dues and Special assessment total of \$2450 per unit invoice will be sent out shortly after the meeting.
3. **Grounds and Maintenance Reports:**
 - a. Snow removal: Kelby Thomas reported that Feiner Enterprises did a fine job.
 - b. Landscaping: Kelby Thomas reported that Feiner has done what we have asked and will continue by helping with additional projects this fall.
 - c. Road maintenance: Dale Koehler reported that the road has held up well through the winter and will continue to keep us informed of any possible issues in the future.
 - d. Drainage projects: Nick Solomon reported that after last fall's meeting: Nick, Jodi, Steve and Rosie met to discuss optimal solutions. The first part of using a more flexible pipe was implemented in the spring and the final phase of the plan is, hopefully, to be completed this fall.
4. **Roof Project Report:** Caryn Birkhauser, via email, reported that Aurum had recently been on property and repaired or evaluated the following issues:
 - 101 clogged gutters – they didn't see anything unusual in the gutters. Just small material that should flush out. The overflow is from heavy rain that overflows the gutters. It overflows on the end because the gutter is sloped that way.
 - 103 leaks in garage – found a place where the shingles were nailed incorrectly above the leak and repaired.
 - 104 leaks in bathroom - replaced the fan vent and recalked.
 - 104 leaks over porch door – this is due to debris accumulating on the roof/gutter.
 - 105 clogged gutters – repaired and cleaned out gutters and repaired gutter guard.

Ryan from Aurum recommended that all the roofs/gutter guards be checked and swept off a few times per year, except for Unit 105 which should be done monthly. Ryan did not recommend removing the gutter guards, just maintaining them. We can also get the gutter guard manufacturer involved if needed.

5. **Insurance Report:** Kevin Nelson reported that Bret Sullivan, our insurance agent at Country Financial, will work to get our 2025 quote before the fall meeting.
6. **New Golf Course Sanitary District Commission:** Dale and Sue reported the update on projects that the commission is currently working on and the possibility of increase fees.

7. **2024-25 Board of Directors:** Rick Wachal (101), Kelby Thomas (102), Nick Solomon (103), Sue Donaldson (104), Kevin Nelson (106), Bob Lang (107), Greg Vance (111). The association approved the board members by voice vote.

Board of Directors Officers: President: Nick Solomon
 Vice President: Bob Lang
 Treasurer: Sue Donaldson
 Secretary: Greg Vance

8. **New Business:**

- a) Reach out to Feiner about taking down dead trees and the cottonwood tree behind unit 108
- b) Reach out to Greg Meise to replace Professional Pest control for box elder control.
- c) Reach out to Feiner about possible mosquito spray applications.

9. **Needs and Wants:** sheets were distributed for Need Projects and Want Projects to be added to the list.

10. **Fall Meeting Date:** Saturday, October 12, 2024, 9am.

The meeting was adjourned at 10:05 am.

Submitted by Greg Vance, Secretary.