

Aspen Glen Condo Association

Annual Meeting Minutes

Meeting held July 11 at House on the Rock

Meeting Information

Organization	Aspen Glen Condo Association
Date	July 11
Location	House on the Rock Resort
Meeting Type	Annual meeting
Prepared By	Greg Vance

Attendance

Lynnae Mahaney, Kelby Thomas, Rachel Thomas, Nick Solomon, Sue Donaldson, Kevin Nelson, Bob Lang, Janet Brandt, Michael Brandt, Dale Koehler, Vicky Bindl, Greg Vance, Vanette Vance, Rob Hasker, Bill Bach, Kathleen Bach, Tim Steinle, Sheri Steinle.

Call to Order

The meeting was called to order by Nick Solomon

Approval of Previous Minutes

The minutes from the previous meeting were reviewed. A motion was made by Vanette Vance and seconded by Sheri Stienle to approve the minutes as presented. The motion carried.

Treasurer's Report

The treasurer's report was presented by Sue Donaldson. Current balance, income, expenses, and any outstanding obligations were reviewed. Detailed balance sheets were handed out and reviewed by the group. We have approximately \$4000 in checking and the reserve fund has \$39645. Total expenses YTD \$41682.

Old Business

- Kelby Thomas discussed snow removal and we had a lot of snow. Hence more spending. Some requests for less sand in front of garages.
- Kelby Thomas discussed Feiner mowing issues and may not be a good alternative at this time.
- Kelby Thomas discussed continuing to use Theresa for 2 to 3 hrs. a week for gardening at \$20/hr.
- Sheri Steinle reported the entrance garden is $\frac{3}{4}$ completed and the final section will be completed in the spring of 2027. Unit 106 flagpole area hopes to be started yet this fall. General comments were very positive about the progress.
- Kevin Nelson stated we have insurance and finding better rates has been challenging.
- Kevin Nelson and Tim Steinle commented that the berm area is also looking good, and the talks of a fire pit area sparked concern, as that area might not be ideal with all the pine needles. As per our Rules and Regulations, the Board would have to receive and approve a formal proposal on the practicality of adding the fire pit. All changes to common areas need to be approved.
- Nick Solomon reported biannual dues will stay at \$1650 plus \$800 reserve funds.
- Tim Steinle discussed the legal path might not be as financially straight forward on getting compensated for roof issues with collectability the biggest concern. This continues to be a struggle.
- Dale Koehler discussed road stability and commented the road appeared to be holding up well. He stated shoulder erosion continues to be watched. Nick moved we approve \$1790 for road crack sealing requested by Dale and Kevin seconded. Motion carried.
- Rob Hasker made a motion that we accept the slated officers and Greg seconded. Motion carried. Officers remain unchanged.

President – Nick Solomon

Vice President – Bob Lang

Treasurer – Sue Donaldson

Secretary – Greg Vance

At Large – Lynnae Mahaney

At Large – Kelby Thomas

At Large – Kevin Nelson

New Business

- Large discussion on Raccoons, Chipmunks, and other nuisances. Randy Fiener will be asked to help remove.
- Kevin Nelson discussed and presented on unit 106 and the three issues he has with outside damage. He is asking for Condo association to assist with the cost of repairs. The issue is currently being discussed by the board. A detailed discussion on this topic took place.
- Lynnae Mahaney handed out how to access the Condo documents that will be in a file folder on Google drive. This should help with getting information accurately and timely.
- Needs and Wants sheets were distributed
- Discussion led by Vicki Bindle on waste management. We need to get a latch for the second dumpster and Bob will change the pickup to weekly from Memorial Day to Labor Day.
- Motion by Vanette to end the meeting. Nick seconded. Motion carried.