

ASPEN PEAK HOMEOWNERS ASSOCIATION, INC.

Board of Directors Open Meeting Minutes

January 30, 2024 @ 5:30 pm

Location: Aspen Peak Clubhouse – 833 Aspen Peak Loop, Henderson NV 89011

ESTABLISHMENT OF QUORUM / CALL TO ORDER – Management called the meeting to order at 5:34. Quorum was established with all members present.

Jan Bengston	President	Present
Jeffrey Simons	Treasurer	Present
Britt Castro	Secretary	Present

Colleen McGuire, Community Manager, P&G Association Management

HOMEOWNERS FORUM- Unit #1121 Michael Robinson joined the open session.

APPROVAL OF BOARD MEETING MINUTES - Jan Bengston motioned to approve both sets of minutes. Brit Castro 2nd. All in favor.

- o November 21, 2023
- o Budget Ratification meeting 2024

REVIEW OF FINANCIALS - Jeff Simons moved to approve. Brit Castro 2nd. All in favor.

November 2023

OLD BUSINESS

- a) Discussion and Consideration of Rebel Pool light replacement (LED) \$5,500 – Jan Bengston moved to approve. Brit Castro 2nd. All in favor.
- b). Discussion and Consideration of gate arm between entry/exit gate – Jan Bengston moved to table item. Brit Castro 2nd. All in favor.
- c). Discussion and Consideration of removing some shrubbery in front of 315 – Brit Castro moved to keep the plants located at building 3. Jan Bengston 2nd. All in favor.
- d). Discussion and Consideration of signing of new Summit Fire contract - Jeff Simons explained the regulation standard of the fire contract at Aspen Peak to homeowner. Brit Castro moved to approve the contract. Jan Bengston 2nd. All in favor.
- e). Discussion and Consideration of remaining poly tubing re-start – Jeff Simons motioned to finish the remaining buildings to complete the project. Management to send remaining estimates via email to Board. Jan Bengston 2nd. All in favor.

NEW BUSINESS

- a). Discussion and Consideration of the Southwest Gas Bill – Jeff Simons mentioned turning off the spa for the winter months at Aspen to reduce the gas bill. Homeowner does not agree with this suggestion, as this would take away an amenity to the property. Management will ask pool vendor what the temperature is at the spa. Also ask pool vendor to check on a pool cover.
- b). Discussion and Consideration of Summit Bldg 11 Proposal-Control panel – Jeff Simons moved to approve for \$2,900.00. Jan Bengston 2nd. All in favor.

- e). Discussion and Consideration of J&L invoice \$935.00 -back up bldg. 13 -Jeff Simons moved to approve. Jan Bengston 2nd. All in favor.
- f). Discussion and Consideration of Am Fam Insurance non renewal- Management reminded Board we have a workshop with American Family Insurance for more understanding on the non renewal notice. Management is also reaching out to another insurance vendor for a quote to insure Aspen Peak.
- g). Discussion and Ratification of Bldg 3,10,23 control panel replacements – Brit Casto moved to ratify. Jan Bengston 2nd. All in favor.
- h). Discussion and Consideration of building 3 back up J&L \$8,935.00 – Brit Castro moved to approve since this is a main line back up. Jeff Simons 2nd. All in favor.

Update: None

SCHEDULE NEXT MEETING

- Pending Board availability. Tuesday – March 19, 2024-(6:00-Annual)

HOMEOWNERS FORUM – Jan Bengston stated there is a potential trip hazard located between bldg. 24-25 on sidewalk. Jan to send photo of area.

ADJOURNMENT: Jeff Simons motioned to adjourn at 6:26. Brit Castro 2nd. All in favor.

Accepted

Date