

# ASPEN PEAK HOMEOWNERS ASSOCIATION, INC.

## Board of Directors Open Meeting Minutes

January 31, 2023 @ 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 5:30. Quorum was established with all members present.

Jan Bengston	President	Present	left at 6:31pm
Jeffrey Simons	Treasurer	Present	
Grover Dillon	Secretary	Present	

Colleen McGuire, Community Manager, P&G Association Management

**HOMEOWNERS FORUM**- Unit 2424 Margaret Mah and unit 2711 Maureen Moore attended the meeting

**APPROVAL OF BOARD MEETING MINUTES** - Grover Dillon motioned to approve both sets. Jan Bengston 2<sup>nd</sup>. All in favor

- o November 22, 2022
- o Budget Ratification 2023

**REVIEW OF FINANCIALS** - Management informed Board of current balance of appx. \$20,000 in the operating account and spend appx. 54,000 monthly. After review Jeff Simons would like to table the holding back of reserve transfers of 11,000 per month to increase our operating account until March 2023 to reassess the operating account at that time. Grover Dillon 2<sup>nd</sup>.

- November & December 2022 – Jeff Simons mentioned that Community Improvement Services have only been held back two months. Jeff Simons motioned to approve the financials as read. Grover Dillon 2<sup>nd</sup>.

### OLD BUSINESS

Discussion and Consideration of Axuus Security – Jan Bengston is concerned of the current lack of security in the community and thinks we should continue with implementation with Axuus. Initially Jeff Simons and Grover Dillon would like to table this item until March. After further discussion the Board would like to hold off on the pedestrian gates which may be added later. The pool is important to have monitored by Axuus, along with front gate (LPR) and recording, back gate recording only. Grover Dillon motioned to get exact quote by Axuus and put to email vote. Jeff Simons 2<sup>nd</sup>. All in favor.

Discussion and Consideration of License plate reader bid through COH – Jeff Simons motioned to remove this item from the agenda. Grover Dillon 2<sup>nd</sup>. All in favor.

Discussion and Consideration of Sting Enhancements bid(Camera) – Jeff Simons motioned to table. Grover Dillon 2<sup>nd</sup>. All in favor.

Discussion and Consideration of preliminary paint and stucco bid for community. Jan Bengston motioned to approve bid from Unforgettable Paint contractors. Grover Dillon 2<sup>nd</sup>. All in favor.

- Unforgettable \$240,664.00 7 year warranty
- J&L Construction \$373,200.00 7 year warranty

Discussion and Consideration of lock servicing for clubhouse locks and perimeter gates including adjusting springs for automatic closing.

**NEW BUSINESS**

Discussion and Consideration of pigeon removal bldg. 5 to bldg. 21-see photos – Jeff Simons motioned to have Core Pest Control to provide a bid for the removal of the pigeons. Grover Dillon 2<sup>nd</sup>. All in favor.

Discussion and Consideration of Summit invoice – Batteries – Inform Summit to re-invoice this bill to correct amounts to coincide with our contract.

Discussion and Consideration of bid for Reserve Study -2023 Jeff Simons motioned to approve the full reserve Study on site from McCaffery Reserve Studies at \$1399.00. Grover Dillon 2<sup>nd</sup>.

Discussion and Consideration of final poly tubing project with J&G landscaping – Jeff Simons said we are missing two buildings from the balance of six invoices. Building 26 & 27 need bids to complete the poly tubing. Jeff Simons motioned to approve the six bids provided. Grover Dillon 2<sup>nd</sup>. The two missing invoices will be approved via email or at the next meeting. Poly tubing comes out of reserves.

Discussion and Consideration of ramp install at building 13 to pavement. Jeff Simons motioned to table item and get bids.

Discussion and Consideration of Estimate provided by J&L Construction. Option A or B

- \$6,955.82 – Remove and replace center walkway section of tile
- \$23,328.00 – Remove and replace all clubhouse excluding bath.
- \$22,830.00 - Elite Flooring complete clubhouse floor

After discussing about tile replacement in the clubhouse, Grover Dillon motioned to repair and replace the (19) tiles that were removed only, since the clubhouse is not used often enough to incur the cost above. Management to get 3 bids. Jeff Simons 2<sup>nd</sup>.

**Update**

- Dumpster gates are complete.

**SCHEDULE NEXT MEETING**

- Pending Board availability. (Annual 6:00) Tuesday – March 21, 2023

**HOMEOWNERS FORUM** – Margaret mentioned vehicles are hitting her garage and not reporting it, so when they come in from out of town it is damaged. They have had their garage broken into more than once. The police have caught an individual responsible for stealing a bicycle from her garage, since Margaret kept an eye on craigs list and saw the bike.

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Margaret asked if the HOA sent two dressed up women to knock on doors-no Margaret inquired about the Buddlia bush located outside of her home. Management will inform the landscaper. This invades her back patio with the debris from the tree. Homeowner will send me a photo of the unpruned bush.

Building 2711 has mentioned there has been a leak for 2 years at her location, located in back between the building and garage. She also asked if she could install a camera for her back patio. Board stated no holes are permitted in stucco or pointing camera towards a home.

**ADJOURNMENT** - Grover Dillon motioned to adjourn at 7:01. Jeff Simons 2<sup>nd</sup>.

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Accepted Date