

ASPEN PEAK HOMEOWNERS ASSOCIATION, INC.

Board of Directors Open Meeting Minutes

July 11, 2023 @ 5:30 pm

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

ESTABLISHMENT OF QUORUM / CALL TO ORDER- Jan Bengston called the meeting to order at 5:40. Quorum was established with 2 members present.

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

Colleen McGuire, Community Manager, P&G Association Management

HOMEOWNERS FORUM- Grover Dillon-2323, Jada Bengston 2325, Radu Deliman 2422, Ana Belen #611, John Contreras, 2412.

APPROVAL OF BOARD MEETING MINUTES - Jan Bengston motioned to approve. Jeff Simons 2nd.

- o May 15, 2023

REVIEW OF FINANCIALS - Jeff Simons motioned to approve. Jan Bengston 2nd.

- o May 2023

OLD BUSINESS

- o Discussion and Consideration of progress with Axxus-Board discussed with members the new system of entry and the 24 hour reports.
- o Discussion and Consideration of Sting Enhancements bid (Camera) – Jeff Simons motioned to remove from the agenda. Jan Bengston 2nd.
- o Discussion and Consideration of Sting monthly and camera mount – Jeff Simons motioned to remove the camera mounting, but to keep the monthly fee of \$125.00 for now. Jan Bengston 2nd.
- o Discussion and Consideration of Remote clicker access at back gate –6 weeks until removal. Jeff Simons motioned to table until further notice from Axuus. Jan Bengston 2nd.

NEW BUSINESS

- o Discussion and Consideration of the 2022 Audit Draft – Jeff Simons motioned to approve. Jan Bengston 2nd.
- o Discussion and Ratification of J & G Palm tree trimming bid – Jeff Simons motioned to approve. Jan Bengston 2nd. Jan would like to have them done one month early every year if possible due to the yellow flowers in the pool.
- o Discussion and Consideration of J & G maintenance increase – Jeff Simons motioned to approve. Jan Bengston 2nd.
- o Discussion and Consideration of Sign replacement at bldg. 15 trash enclosure – Jeff Simons motioned to order a new sign for replacement at enclosure. Jan Bengston 2nd.

- Discussion and Consideration of balance of poly replacement needed – Management said we have a few buildings left to complete the job.
- Discussion and Consideration of Kiosk design – Jeff Simons motioned to have Axuus order the one that has a 6 week backorder with multi color brick. This is to come out of Reserves. Jan Bengston 2nd.
- Discussion and Consideration of SNWA Conversion – Jeff Simons explained the reason for wanting the grass removed is to save water. Grover Dillon from 2323 mentioned the bills for water are not that expensive. Jeff Simons motioned to table until we get landscaping bid to convert to plants and rock. Jan Bengston 2nd.
- Discussion and Consideration of Summit Fire contracts expiring. Management asked the Board to table this item to see if Summit updates their contract or asks to be released from the contract currently. Jeff Simons motioned to table this item. Jan Bengston 2nd.

Update

- Discussion and Consideration of Fire Extinguisher replacement-revisit August during inspection
- Discussion and Consideration of servicing a/c units in clubhouse – Management to schedule

SCHEDULE NEXT MEETING

- Pending Board availability. Budget Approval Tuesday – September 12, 2023

HOMEOWNERS FORUM –

- Neighborhood Watch - #2422 offered to help a Board member with security on site since we have many unwelcome activities on the premises. They will provide a list of items needed to perform the task and present to the Board.
- #2422 and 2412 asked if a barrier of some sort (Arm) can be installed at the entrance/exit of the community. Present this to Elite Gates.
- #611 – Asked about plant replacement in her area of building 6. Jeff Simons said we will address these issues after the poly tubing is complete in the community and the Palm tree trimming.
- **ADJOURNMENT** – Jeff Simons motioned to adjourn at 7:18. Jan Bengston 2nd.

Accepted

Date