

ASPEN PEAK HOMEOWNERS ASSOCIATION, INC.

Board of Directors Open Meeting Minutes

July 12, 2022 @ 6:00 pm

Location: Aspen Peak Clubhouse – 833 Aspen Peak Loop, Henderson NV 89015

The Board suggests appropriate social distancing safeguards and masks may be required.

ESTABLISHMENT OF QUORUM / CALL TO ORDER – Management called the meeting to order at 6:02. Quorum was established with all (3) Board members present. We also had (4) members present from unit 2216 & unit 816. Jada Bengston participated as well from 2325.

Jan Bengston	President	Present
Jeffrey Simons	Treasurer	Present
Grover Dillon	Secretary	Present

Colleen McGuire, Community Manager, P&G Association Management

HOMEOWNERS FORUM- None

- **APPROVAL OF BOARD MEETING MINUTES** - Grover Dillon motioned to approve. Jan Bengston 2nd. All in favor
 - May 10, 2022
- **REVIEW OF FINANCIALS** - Jeff Simons motioned to approve. Grover Dillon 2nd. All in favor. April & May 2022

OLD BUSINESS

- a) Discussion and Consideration of update on Feb 12-13 Vandalism incident – Warrants were approved by the Attorney’s office.

NEW BUSINESS

- a). Discussion and Consideration of unit 611 sewage flood – Jeff Simons motioned to approve the bill for \$2861.52. Grover Dillon 2nd. All in favor.
- b). Discussion and Consideration of unit 1016 regarding scupper – Jeff Simons motioned to have the resident fill out and ARC for approval. Jan Bengston 2nd. All in favor.
- c). Discussion and Consideration of payback to Jan Bengston – Jeff Simons motioned to approve the shower head and lounge chair purchases in the amount of \$343.02 from Jan. Grover Dillon 2nd. All in favor.
- d). Discussion and Consideration of camera install – Jeff Simons motioned to approve the install of the camera for pool/gate area. Grover Dillon 2nd. All in favor.
- e). Discussion and Consideration of new tow contract – Grover Dillon motioned to invite Brett with Code Blue to our next meeting to discuss towing issues in the community. Table the new tow company until these discussions commence. Jeff Simons 2nd. All in favor.
- f). Discussion and Consideration of maintenance for clean outs – Jeff Simons motioned to approve. Grover Dillon 2nd. All in favor.
- g). Discussion and Consideration of dumpster gates – Jan Bengston motioned to table until

further discussion and physically checking the gates by all Board. Grover Dillon 2nd. All in favor.

- h). Discussion and Consideration of Pool patrons that don't live on site – Not a lot we can do until our Security company performs their job efficiently.
- i). Discussion and Consideration of Rebel Pool increase- Jeff Simons motioned to approve the increase. Grover Dillon 2nd. All in favor.
- j). Discussion and Consideration of Security company – Grover Dillon motioned to table and get more information from Axxus and other security companies including Vet Sec.

Update

- Resident appreciation day- Feedback included it was appreciated but have early in the year and make the
- Irrigation revamp on building 9 -

SCHEDULE NEXT MEETING

- Pending Board availability. Tuesday – September 13, 2022

HOMEOWNERS FORUM –

- Unit 2216 addressed the homeless population around the property and is helpful with sending management pictures of the subjects. Call 311 regarding homeless.
- It was also discussed that the lighting is out in the pool itself, also around the community. Board asked that I send SS Solar to come and replace outages in community. Management will address pool lights that are out again with Rebel Pool.
- Unit 2216 asked if she could utilize the clubhouse for book club functions. Jeff Simons was elated and said she could give a \$250.00 deposit for an extended time to use the club house for Book Club access.
- Rats were discussed again, and I informed the homeowners it has been addressed in the past. I reminded them we live in a desert and people drop trash on the ground and not in the dumpster. It will be difficult to eliminate the rats.
- Unit 816 brought up car charging for garages. Very preliminary at this time but this is an expense for the HOA and it may require discussions with the City of Henderson when this becomes more pertinent. Grover Dillon says they adapt to 110 voltage.
- Solar panels may not be placed on the tile roofing and roofing is part of the HOA responsibility.
- Management to call Danny Felix with Core Pest Management to address pigeons on Club house. Jeff Simons mentioned there are twirlers that detract the pigeons.
- 2216 asked if HOA is liable for car break ins in the community. Board informed this is homeowner responsibility.

- **ADJOURNMENT-** Jeffrey Simons motioned to adjourn at 7:19. Jan Bengston 2nd. All in favor.

Accepted

Date