

# ASPEN PEAK HOMEOWNERS ASSOCIATION, INC.

## Board of Directors Open Meeting Minutes

March 21, 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 5:33. Quorum was established with all members present.

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

Colleen McGuire, Community Manager, P&G Association Management

**HOMEOWNERS FORUM**- Jada Bengston from Unit 2325 and Britt Bielinski from Unit 1311 was present for the meeting.

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

- o January 31, 2023

**REVIEW OF FINANCIALS** - Jeff Simons motioned to approve the financials and informed homeowners the operating account balance is not at its optimal level, while the Reserve account will see some expenditures with the paint project and virtual entry with Axuus. Also finishing up with poly tubing replacement. Jan Bengston 2<sup>nd</sup>. All in favor.

- o January & February 2023

### OLD BUSINESS

- a). Discussion and Ratification of Axuus Security- Jeff Simons motioned to ratify. Jan Bengston 2<sup>nd</sup>. All in favor.
- b). Discussion and Consideration of estimate provided by J&L Construction Option A or B \$6,955.82 Option A – Ratified via e-mail (Tile choice remains) - Grover Dillon motioned to ratify utilizing option A and remaining with the tile option provided by J&L Construction. Jan Bengston 2<sup>nd</sup>. All in favor
- c). Discussion and Consideration of Sting Enhancements bid (Camera) Jeff Simons motioned to table the removal of Sting including the monthly fee of \$125.00 until Axuus is in place. Grover Dillon 2<sup>nd</sup>. All in favor.
- d). Discussion and Consideration of ramp install at building 13 to street – Jeff Simons motioned to remove from the agenda since we have a pathway to street. Grover Dillon 2<sup>nd</sup>. All in favor.

### NEW BUSINESS

- a). Discussion and Ratification of bait boxes placed at building 9 for Rodents. Management showed a \$75.00 charge for placing bait boxes at building 9. They will be serviced monthly. Grover Dillon motioned to approve the 4 bait boxes at building 9 and to continue the service. Jeff Simons 2<sup>nd</sup>. All in favor.
- b). Discussion and Consideration of final 2 buildings for poly tubing replacement – Jeff Simons motioned to approve after the Paint project is complete. Jan Bengston 2<sup>nd</sup>. All in favor.
- c). Discussion and Consideration of New Tow company – Jan Bengston motioned to table the item

until the next meeting. Meanwhile they can view the paperwork from Titan Towing. Grover Dillon 2<sup>nd</sup>. All in favor.

- d). Discussion and Ratification of 2022 taxes owed \$705.00 – Jeff Simons motioned to approve. Grover Dillon 2<sup>nd</sup>. All in favor.
- e). Discussion and Ratification of replacement of Fire control Panels building 4,8,16 approved via email on 2.28.23. \$3,500.00 – Jeff Simons motioned to approve. Grover Dillon 2<sup>nd</sup>. All in favor.
- f). Discussion and Consideration of spa pump replacement @ \$3,165.00 – Jeff Simons motioned to table the spa bid and open bidding for monthly service at Aspen peak and bids for a replacement spa pump. Jan Bengston 2<sup>nd</sup>. All in favor.
- g). Discussion and Consideration of Remote clicker access at back gate – Jeff Simons motioned to table this item for further information and direction from Axuus. Management informed the Board of lack of control within the community by allowing remotes. Jan Bengston 2<sup>nd</sup>. All in favor.
- h). Discussion and Consideration of monthly Pest control service. – Jan Bengston motioned to hire Core Pest Control since he is providing other services to Aspen and his bid is \$442.00 per month. Board is giving a 30 day notice to prior vendor.

**Update**

- Core Pest control set traps and has caught several Pigeons. Has caught 36 pigeons to date.

**SCHEDULE NEXT MEETING**

- Pending Board availability. Tuesday – May 09, 2023

**HOMEOWNERS FORUM –**

- Unit #622 - Ron Sidener spoke about the paint project. Asked how long the project will take. Jeff said appx. 3 months. He asked about balconies and what needs to come down. He called vendor.
- Unit #2313 – John Marion talked about trash overages and condition of the property. He also brought up getting rid of the security company since the money being spent is a loss.

**ADJOURNMENT** – Jan Bengston motioned to adjourn at 6:36. Grover Dillon 2<sup>nd</sup>. All in favor.

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Accepted \_\_\_\_\_ Date \_\_\_\_\_