

ASPEN PEAK HOMEOWNERS ASSOCIATION, INC.

Board of Directors Open Meeting Agenda

May 10, 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 6:23. All members were present and quorum was established.

Ron Sidener	President	Present - Resigned
Jeffrey Simons	Treasurer	Present
Grover Dillon	Secretary	Present

Colleen McGuire, Community Manager, P&G Association Management

HOMEOWNERS FORUM- Ron Sidener handed in his resignation letter to be relieved from the Board.

Unit #2325 Jan & Jada Bengston attended the meeting. Jan Bengston was officially appointed to act as President until the next election.

APPROVAL OF BOARD MEETING MINUTES

- March 22, 2022 – Grover Dillon motioned to approve. Jeff Simons 2nd. All in favor.

- **REVIEW OF FINANCIALS -**

March 2022 – Jeff Simons motioned to approve and explained Aspen is in a decent position financially. Grover Dillon 2nd. All in favor.

OLD BUSINESS

- a) Discussion and Consideration of resident appreciation day was cost prohibitive – Jeff Simons motioned to have a resident appreciation day “meet and Greet” on June 11, 2022 from 12pm-2pm. Jeff would like to get a newsletter out by the end of the May to inform residents. Grover Dillon 2nd. All in favor.
- b) Discussion and Consideration of Animal Waste progress-2 month trial – Jeff Simons motioned to keep him on the books and make a line item on the budget for next year. Ron Sidener 2nd. All in favor.
- c) Discussion and Consideration of prosecution process – Jeff Simons motioned to table for future updates. Grover Dillon 2nd. All in favor.
- d) Discussion and Consideration of lighting bid-LED – Grover Dillon motioned to continue to replace as needed in the community. Jeff Simons 2nd. All in favor.
- e) Discussion and Consideration of progress on irrigation revamp for 2022 – Jeff Simons motioned to table until completed for the year. Grover Dillon 2nd. All in favor.

NEW BUSINESS

- a). Discussion and Consideration of Review of the reserve study – Jeff Simons motioned to accept the review of the reserve study, mentioning to get 3 bids for November to repair and paint Aspen Peak. Jeff wants to revisit this in November. Colors were discussed and

a decision to stay with the same color should remain, since the blinds match the current color. Grover Dillon 2nd. All in favor.

- b). Discussion and Ratification of J&G Landscape increase voted via email – Grover Dillon motioned to approve. Jeff Simons 2nd. All in favor
- c). Discussion and Consideration of fire alarm panel replacement. – Grover Dillon motioned to approve. Jeff Simons 2nd. All in favor.

SCHEDULE NEXT MEETING

- Pending Board availability. Tuesday – July 12, 2022

HOMEOWNERS FORUM – None

ADJOURNMENT - Grover Dillon motioned to adjourn at 7:13. Ron Sidener 2nd. All in favor.

Accepted

Date