

ASPEN PEAK HOMEOWNERS ASSOCIATION, INC.

Board of Directors Open Meeting Agenda

May 15, 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 5:36. Quorum was established with all 3 members present.

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

Colleen McGuire, Community Manager, P&G Association Management

HOMEOWNERS FORUM- There were 5 members of the community at the meeting

- 611 – Commenting on the drain plugs and contaminants on the ground
- 1214 – new owners to Vegas
- 2313 – Provided an ARC for approval
- 2325 – Jada Bengston – provided double A batteries for A/C
- Pacifica Representative – 1st meeting attendance

APPROVAL OF BOARD MEETING MINUTES

- March 21, 2023 – Jan Bengston motioned to approve. Britt Castro 2nd. All in favor.

REVIEW OF FINANCIALS -

March & April 2023 – Jeff Simons motioned to approve the financials and informed the homeowners of the operating funds running a little low at this time. The Reserves are slightly above 1 million but upcoming projects will deplete a portion thereof. Jan Bengston 2nd. All in favor.

OLD BUSINESS

- Discussion and Consideration of Axuus Security installation process – Management states that we are on track for Axuus Security to start breaking ground on June 1, 2023. The Board and Management need to filter through their introduction letter and list questions for the company.
- Discussion and Consideration of Sting Enhancements bid & (Camera) –Jan Bengston motioned to table both items. Jeff Simons 2nd. All in favor.
- Discussion and Consideration of New Tow company-Titan-Review – Jan Bengston motioned to approve the new tow company. Jeff Simons 2nd, while filling out Paperwork for towing. All in favor.
- Discussion and Consideration of Remote clicker access at back gate – After little discussion about possibly making the back gate an exit gate only. The Board tabled the item for further investigation with the security company. Jeff Simons 2nd. All in favor.

NEW BUSINESS

- a). Discussion and adoption of New Reserve Study - Jan Bengston motioned to adopt. Jeff Simons 2nd. All in favor.
- b). Discussion and Consideration of ICS Reserve transfer – Jeff Simons motioned to remove \$100,000 from the ICS account and place in the reserve account for liquidity. Jan Bengston 2nd. All in favor.
- c). Discussion and Consideration of replacement of Fire Extinguisher near bldg. 25 – Jeff

Simons motioned to have this done in August when the annual fire extinguisher inspection is done. Jan Bengston 2nd. All in favor.

- d). Discussion and Consideration of Sign replacement in pool area – Notified Board of signs done but not placed in pool area yet.

Update

- Discussion and Consideration of resuming poly tubing replacement – Jeff Simons motioned to have J&G refrain from poly tubing replacement in the grassy areas. Britt Castro 2nd. All in favor.
- Jeff Simons requests for SNWA to provide a xeriscape quote for replacement of grass in 2 of the 3 front grassy areas.
- Jeff Simons requests for J&G to give us a design for the areas of possibly removing grass with SNWA in the front landscape
- Discussion and Consideration of Spa pump replacement – Management explained that SNHD is taking longer to provide permits for projects.

SCHEDULE NEXT MEETING

- Pending Board availability. Tuesday – July 11, 2023

HOMEOWNERS FORUM – Unit 2313 turned in an ARC form and the Board of Directors approved during the meeting for replacement of front and patio doors.

- **ADJOURNMENT** – Britt Castro motioned to adjourn at 6:35. Jan Bengston 2nd. All in favor.

Accepted

Date