

ASPEN PEAK HOMEOWNERS ASSOCIATION, INC.

Board of Directors Open Meeting Minutes

November 21, 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 6:03.

Quorum was established with (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- #2313 attended the meeting.

APPROVAL OF BOARD MEETING MINUTES - Jan Bengston motioned to approve. Britt Castro 2nd. All in favor.

- o September 12, 2023

REVIEW OF FINANCIALS - Jeff Simons motioned to approve. Britt Castro 2nd. All in favor.

- o August, September & October 2023

OLD BUSINESS

- a) Discussion and Consideration of Rebel Pool light replacement (LED) \$5,500 - Jeff Simons motioned to give Jasson the opportunity to match or come close to the competitive price received by Aqua Piranha. Britt Castro 2nd. All in favor.
- b). Discussion and Consideration of gate arm between entry/exit gate – Management has not received the bid from Elite. Jan Bengston motioned to table. Britt Castro 2nd. All in favor.
- c). Discussion and Consideration of walk with EDS Fire company – Jan Bengston motioned to remove this item from the agenda since the HOA can't afford to change Fire companies at this time mainly due to the permitting. Britt Castro 2nd. All in favor.

NEW BUSINESS

- a). Discussion and Consideration of the Bainbridge Tax and Audit Proposal-\$150 increase. Jeff Simons motioned to approve. Jan Bengston 2nd. All in favor.
- b). Discussion and Consideration of front entry box façade – Jeff Simons motioned to table to January meeting. Britt Castro 2nd. All in favor.
- c). Discussion and Consideration of removing some shrubbery in front of 315 – Jeff Simons motioned to table until manager gets photos for next meeting. Britt Castro 2nd. All in favor.
- d). Discussion and Ratification of Amaya roof repair #2522 -Jeff Simons motions to ratify Amaya and pay from Reserves. Jan Bengston 2nd. All in favor.
- e). Discussion and Consideration of Aqua Piranha pool lights – see A old business
- f). Discussion and Consideration of signing of new Summit Fire contract – Jeff Simons motioned to table until January meeting for Board to review. The new contract is for 5 years and Jeff is not interested in this, possibly a 3 year. Jan Bengston 2nd. All in favor. Management to check panel at building 3.
- g). Discussion and Consideration of Cyber insurance – Jeff Simons motioned to stay with American family's vendor HSB. Britt Castro 2nd. All in favor.
- h). Discussion and Consideration of Pacifica request regarding build out. Jeff Simons motioned to send a schedule copy of Calendar of Meetings of 2024 to Pacifica. Britt

Castro 2nd. All in favor.

Update-None

SCHEDULE NEXT MEETING

- Pending Board availability.

Tuesday – January 30, 2024

HOMEOWNERS FORUM – None

ADJOURNMENT – Britt Castro motioned to adjourn at 6:47. Jan Bengston 2nd. All in favor.

Accepted

Date