

ASPEN PEAK HOMEOWNERS ASSOCIATION, INC.

Board of Directors Open Meeting Minutes

November 22, 2022 @ 6:00 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 6:03. All Board members were present and quorum was established.

Jan Bengston	President	Present - left at 6:33
Jeffrey Simons	Treasurer	Present
Grover Dillon	Secretary	Present

Colleen McGuire, Community Manager, P&G Association Management

Robert Arone with AXUUS Response to discuss security options for Aspen Peak – Arrived at 6:10 for presentation for vehicle gates only and left at 7:10. Potential problems upon arrival -Front key-pads, exposed wires, antenna, conduit rusting, exposed wiring, squeaky gates. Gate not stopping upon closing.

Things they offer: Currently there is remote access to front and back gates while back gate is use for clicker access only. Axuus does not use remote access due to lack of control of entry.

Jeff Simons asked about action response in the pool area. One entrance gate only. Electricity needed. Touch screen access to pool. Axuus manages ingress/egress

- The \$9,750.00 installation cost is an **inclusive cost for install of parts** and Axuus won't come back to add on for faulty parts later. There is a (30-day relinquishment of the contract available) but the installation cost is payment for the equipment. If anything gets broken damaged or otherwise, Axuus takes care of it.
- How many cameras to install on property – many factors to consider.
- Great deterrent for Airb&b. and they supply a daily report to management company.
- Piggyback cars Axuus collects a scrump list of violators for future in case of problems.
- Phone line, Security patrols, could be removed as well as Sting.
- Axuus provides a Touch screen with a camera at entry gate and monitors each entry with a visual on license plate. Homeowners and tenants can utilize operations by App use or calling to register. HOA vendors get license plate in system or establish a Vendor App. Option displays are on screens for certain vendors.

HOMEOWNERS FORUM- Unit 815 arrived at 6:50 to listen to the meeting.

APPROVAL OF BOARD MEETING MINUTES

- September 13, 2022 – Jeff Simons motioned to approve. Grover Dillon 2nd. All in favor

REVIEW OF FINANCIALS -

- August, September & October 2022 – Jeff Simons motioned to approve. Jan Bengston 2nd. All in favor.

OLD BUSINESS

- a) Discussion and Consideration of Dumpster gates – management to check for completion.

NEW BUSINESS

- a). Discussion and Consideration of Tree Trimming bid – Jeff Simons motioned to not bid jump and approve. Jan Bengston 2nd. All in favor.
- b). Discussion and Consideration of Summit Backflow Proposal/D&R Hydrant – Grover

Dillon motioned to approve the repair from D&R Hydrant. Jeff Simons 2nd.

- c). Discussion and Consideration of License plate reader bid through COH – Jeff Simons motioned to table for workshop. Grover Dillon 2nd.
- d). Discussion and Consideration of Elite Gates Quarterly Maintenance Agreement – Jeff Simons motioned to accept. Grover Dillon 2nd.
- e). Discussion and Consideration of Bainbridge tax and audit proposal – Jeff Simons motioned to approve. Grover Dillon 2nd.
- f). Discussion and Consideration of Sting Enhancements bid(Camera) – Jeff Simons motioned to table for workshop. Grover Dillon 2nd.
- g). Discussion and Consideration of servicing locks on pedestrian gates/pool/clubhouse – Jeff Simons motioned to get the locks serviced. Grover Dillon 2nd.
- h). Discussion and Consideration of preliminary paint and stucco bid for community – Jeff Simons motioned to table for further discussion at workshop. Have J&L Construction resubmit their bid due to an error in verbiage. Also to have Jan Bengston available to participate in decisions. The Board said to remove D&R Paint from the bids. Grover Dillon 2nd.

Update

- Amaya Roof Tile repairs are complete.
- Board to reconvene on January 17, 2023 for a workshop at 2:00pm at the clubhouse

SCHEDULE NEXT MEETING

- Pending Board availability. Tuesday – January 24, 2023

HOMEOWNERS FORUM – Grover Dillon motioned to change the meeting times to 5:00 and 5:30. Jeff Simons 2nd.

ADJOURNMENT – Grover Dillon motioned to adjourn at 7:41. Jeff Simons 2nd.

Accepted

Date