

ASPEN PEAK HOMEOWNERS ASSOCIATION, INC.

Board of Directors Open Meeting Minutes

September 12, 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 6:00.

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- Grover Dillon from #2323 and Jada Bengston from #2325 were present. Also Cassandra Beals from #315 was present.

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

- o July 11, 2023

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

June & July 2023

OLD BUSINESS

- a) Discussion and Consideration of Sting monthly and camera mount @ \$125.00 – Jeff Simons motioned to cancel all services with Sting. Jan Bengston 2nd. All in favor.
- b). Discussion and Consideration of Sun Bonnet gate as exit/ no remote – Britt Castro motioned to make the gate an exit only and to remove the remotes in the community. Jan Bengston 2nd. All in favor.
- c). Discussion and Consideration of balance of poly replacement needed – No action required.
- d). Discussion and Consideration of SNWA conversion – Jan Bengston motioned to keep the grass. Britt Castro 2nd. All in favor-one oppose Jeff Simons.

NEW BUSINESS

- a). Discussion and Consideration of the budget approval/letter of increase – Jeff Simons motioned to accept the management increase and the current budget. Jan Bengston 2nd. All in favor.
- b). Discussion and Ratification of Tree Solutions of downed tree \$250.00 – Jeff Simons motioned to ratify the email approval. Britt Castro 2nd. All in favor.
- c). Discussion and Consideration of Rebel Pool light replacement (LED) \$5,500 – Management to ask Rebel Pools for warranty information and Jeff Simons requested to bid out to Vendors for LED replacement and new service contract. Britt Castro 2nd. All in favor.

- d). Discussion and Consideration of Quarterly Gate maintenance agreement-\$696 – Jan Bengston motioned to approve the increase with Elite Gates. Britt Castro 2nd. All in favor.
- e). Discussion and Ratification of J&G Landscaping New controller \$1,360.00 – Jan Bengston motioned to ratify from email approval prior. Jeff Simons 2nd. All in favor.
- f). Discussion and Consideration of Annual Tree Trim \$5995.00 – New price \$7040.00 after tree walk performed by Jeff Simons and Pete Luna. Added trees to the pruning. Jeff Simons motioned to approve. Jan Bengston 2nd. All in favor.
- g). Discussion and Consideration of Tree removal recommendations \$ 1,200 – New price \$ 1500 after tree walk performed by Jeff Simons and Pete Luna. Removal of more trees. Jan Bengston motioned to approve. Jeff Simons 2nd. All in favor.
- h). Discussion and Ratification of Calendar of Meetings – Jeff Simons motioned to approve. Jan Bengston 2nd. All in favor.
- i). Discussion and Consideration of gate arms/locations – Jeff Simons motioned this is too expensive at this time and to remove from the agenda. Although they would like a bid to put an arm between the loops at the entry gate to prevent vehicles from entering the exit gate from the entry point. Jan Bengston 2nd. All in favor.
- J). Discussion and Consideration of Summit Contract proposal – Jeff Simons motioned to table this item until a new contract is provided by Summit. October 18, 2023 is the renewal date for the improper contract. Prior contract provided is not complete. Jeff Simons discussed with Summit. He would like management to get quotes from other fire vendors. Management discussed along with Grover Dillon that this will be a costly expense for new permit issuance at Aspen, also that neither one of the parties involved in the contract can just walk away without a 30-day termination. Britt Castro 2nd. All in favor.
- k). Discussion and Consideration of Elite to proceed with gate repair on Sun Bonnet – Jeff Simons motioned to approve. Britt Castro 2nd. All in favor.

Update

Discussion and Consideration of servicing a/c units in clubhouse-scheduled 9.1.23 – Management to reschedule.

SCHEDULE NEXT MEETING

Pending Board availability. Budget Ratification Tuesday – November 21, 2023

HOMEOWNERS FORUM –None – The participants interjected their thoughts throughout the meeting. Unit 315 would like the excessive shrubbery removed in front of her building area. To be discussed on next agenda.

ADJOURNMENT – Jeff Simons motioned to adjourn at 7:14. Jan Bengston 2nd. All in favor.

Accepted Date