

ASPEN PEAK HOMEOWNERS ASSOCIATION, INC.

Board of Directors Open Meeting Minutes

September 13, 2022 @ 6:00 pm

Location: Aspen Peak Clubhouse – 833 Aspen Peak Loop, Henderson NV 89011

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 5:55 with (3) members present and quorum was established.

Jan Bengston	President	Present - excused at 6:31pm
Jeffrey Simons	Treasurer	Present
Grover Dillon	Secretary	Present

Colleen McGuire, Community Manager, P&G Association Management

HOMEOWNERS FORUM- Unit 816 was present for meeting.

APPROVAL OF BOARD MEETING MINUTES

- o July 12, 2022 – Grover Dillon motioned to approve. Jeff Simons 2nd.

REVIEW OF FINANCIALS -

June & July 2022 – Jeff Simons motioned to approve. Grover Dillon 2nd.

OLD BUSINESS

- a) Discussion and Consideration with Code Blue Towing – Brett from Code Blue Towing and Patrick from Superior were invited to represent their companies at the meeting. They informed the Board, since Covid struck it has been a struggle to remain in business due to the current laws on unregistered vehicles. After discussion Jeff Simons motioned to have them tag vehicles within the community that have no plates, Jan Bengston 2nd, and confirmed they come 1 x a week/4 times per month. If we need extra visits they are \$40.00 each. Since inception at 2017 they have tagged 385 cars and towed 134 to date.
- b) Discussion and Consideration with COH Police Department – Eric Buck (Captain) of City of Henderson Police Department spoke to the Board about how to reduce crime in the community. He enlightened the Board on an offer for license plate reading at the entry of the community to pick out stolen cars etc. He will refer the Vendor to Aspen's management company to elaborate on the benefits of utilizing this service. He also talked about the Ring App ties into the police department, and you can now text 911 with emergencies. Lastly, he spoke about content for our newsletters. Management to engage in the knowledge.
- c) Discussion and Consideration of Dumpster gates - Jeff Simons motioned to approve the Option A to the dumpster gates. Repair existing gates at (11) enclosures, and paint for \$1,895.00 per enclosure. Grover Dillon 2nd.
- d) Discussion and Consideration of Security company – Jeff Simons motioned to table the Axuus security company for review of the paperwork. Grover Dillon 2nd.

NEW BUSINESS

- a). Discussion and Consideration of increase of Vet Sec Security – Jeff Simons motioned to

accept the increase, but also changing the contract to one morning patrol and open the pool at 7:00am and three additional patrols in the evening with one of the patrols at 10:00pm to close the pool. This is a change from 5 patrols per day to 4 patrols per day. Grover Dillon 2nd.

- b). Discussion and Consideration of Bainbridge Audit Draft approval – Jeff Simons motioned to approve. Grover Dillon 2nd.
- c). Discussion and Consideration of budget approval – Jeff Simons motioned to remain flat at \$200.00 per month per unit for 2023. Grover Dillon 2nd.
- d). Discussion and Consideration of possible water leak under clubhouse – Grover Dillon motioned to table for further information. Jeff Simons 2nd.
- e). Discussion and Consideration of Calendar of Meetings- Jeff Simons moved to accept. Grover Dillon 2nd.
- f). Discussion and Consideration of pigeon removal – Grover Dillon motioned to clean pigeon debris from clubhouse roof top and screen off for \$455.00. Management to request what occurs after avitrol treatment. Jeff Simons 2nd.
- g). Discussion and Consideration of roofing tile repairs – After management confirmed the price is a total of \$4,936.00 Jeff Simons motioned to approve the bid for repair and replacement of misc. roof tiles. Grover Dillon 2nd. Management to request pictures of completion.

Update

- Unit 1016 to fill out ARC form – sent ARC on 7.15.22-Approved
- Irrigation re-vamp completed for 2022

SCHEDULE NEXT MEETING

- Pending Board availability. Tuesday – November 22, 2022

HOMEOWNERS FORUM –Unit 816 mentioned building 8 has a flood light out, may have bees at location. Management to check. They also request a map of the buildings in the community.

ADJOURNMENT – Grover Dillon motioned to adjourn at 7:32. Jeff Simons 2nd.

Accepted -- Date