



The Aspens

Condominium Owners
Association, Inc.

McCallAspens.com
1630 N. Davis Ave
McCall, ID

Mail: P. O. Box 1021
Boise, ID 83701

Board of Directors

Corrie Jeglum, President
(208) 447-8055
cjeglum@gmail.com

Sid Franz, Vice President
(208) 870-8676
bogusfranz@yahoo.com

Al Schmalz, Sec-Treas
(208) 695-7491
aschmalz@cableone.net

Bob Maynard
(208) 867-7226
bobmaynard@cableone.net

Michael Jones
(208) 982-0943
mjonesgotmail@gmail.com

Brett Job
(208) 890-3491
bjob@spectek.com

Todd Lancourt,
Bookkeeper
(208) 861-7624
toddlancourt@gmail.com

Jim Staup, Property Mgr
(208) 634-9882

August 20, 2015

Dear Aspen Homeowners:

We are thrilled to report that the majority of the owners paid in full on the roof assessment and we are able to schedule one additional building this fall than originally anticipated. We currently have ~\$246K in our reserve account for the roof.

Based on input from our roofing contractor, the board decided on an 'antique brown' shingle which is within our color scheme while offering some contrast. The awesome news is that the company providing the shingle recently did away with their 30 year warranty so we are getting a 40 year warranted shingle for the same pricing.

Our pricing is only guaranteed for two years. Depending on the funds received from here on out, we may need to reevaluate our three-year payment option which will be addressed in our next annual meeting in March 2016 (specific date pending).

The information pertaining to our project start date is below and on our website at **McCallAspens.com**... Please Read Carefully:

The Board is pleased to announce that planned roof replacements will begin the evening of September 8, 2015. Weather dependent, and in the following order, Buildings D (Units 23-32), E (Units 33-42), G (Units 51-60) and F (Units 43-50) will complete this calendar year. Workers will begin on Building D on or about September 8, 2015 and proceed to each identified building in succession. Each building scheduled will take approximately 10-12 days to complete. Please be cognizant that weather could delay the schedule. Please note the following reminders and information during the construction phase:

- During roof tear off and replacement, it is imperative not to park in any space near the building being worked on. Doing so will delay the project.
- **NO CARS ARE TO BE PARKED IN FRONT OF GARAGES.** This is already in our Rules & Regulations and will strongly be enforced by violators being towed. Make sure renters, tenants and/or guests are advised of this.
- Quality control measures implemented include:
 - Workers will place tarps down around the building to minimize the collections of nails and debris in the area.
 - Workers will clean debris, nails daily from the work area to include using magnetic tools to gather nails that may have dropped.
- Temporary Dog Fences will need to be removed during the construction phase of each building.

- **Construction will begin at 7:00 a.m. Monday-Saturday.**
- **Expect a large amount of dust/dirt from the project area during construction.**
- **Frequent updates to our web-site will post updated information.**
- **A mobile construction office will set-up beside one of the adjacent areas to Bldg. D and offer space for the daily parking of construction vehicles and equipment. Please ensure boats and or trailers are removed from these areas prior to work start date on September 8, 2015.**
- **Extra caution should be taken in the event any nail/debris item is missed.**
- **Please contact a board member should you have any additional questions.**

We will not be doing another update mailing prior to year end but will have periodical updates you can access on our website at McCallAspens.com

The Board is meeting again October 3, 2015 to work on our budget. We would like to hear from anyone who has input regarding priority issues that should be considered. Besides the roof, our current focus is to enhance the appearance of our grounds. Jim has recently completed sanding and staining railings to upper units which looks incredible. A special shout out to Gerald Smart #1 and Steve Martinez #2 for clearing and landscaping the area near the dumpster at their personal expense and time. I also periodically see Diane DeChambeau #33 weeding and pruning flower beds. The timeshare management has done a great job providing beautiful flower arrangements in the barrels fronting those units. It's examples like these that really do make a difference in showing pride of ownership, which helps preserve and increase the value of our investment in The Aspens. We recently received complimentary notice of this from a local realtor representing a prospective buyer for one of our units.

At our next annual meeting, we will be electing/transitioning 4-5 board members/positions. Please submit nominations now for any owner you think will do an outstanding job in representing our COA. Although this is a volunteer position with limited recognition, serving on the Board certainly allows you direct input on preserving and increasing your investment. A more significant aspect is the opportunity to be a proactive member to further our historic legacy of maintaining a very solvent COA and serving in the best interest of all owners! The current board has worked very hard and devoted numerous hours toward strengthening the structure, foundation and solvency of our COA. This has included creating a new website, bringing filings current for our non-profit corporate status, transferring our bank account and establishing three separate accounts which coincide with our Declarations (general reserve, operations and insurance accounts), automating our bookkeeping and creating previously non-existent baselines for job descriptions, budget projections and a maintenance calendar.

We have worked toward establishing guides for our incumbents and distributing job duties so that no one position is overwhelmed. That said, the secretary/treasurer has a key position in overseeing our fiscal status and owner communication. The vice president oversees maintenance and improvement issues and is a support position to the president who oversees the board communications, response to outside inquiries such as lenders and title companies, the annual budget and other projects assigned to or by the board. Board support positions oversee Rules and Regulations and provide assistance as needed. We need focused, diligent, ethical and committed nominees to fill upcoming positions. Serving on our board should be considered an honor and our COA is only as sound as the people who contribute to make it so.

Pg. 3 - Roof Project Update - Board Nominations

Upcoming Events to Note:

Now – October 3, 2015 – submit budget recommendations to a Board member or via the website

Now – October 3, 2015 – submit Board nominations (please feel free to nominate yourself)

Mid Fall 2015 – First round of roof completion

Mid March 2016 – Annual Meeting (specific date to be determined)

Memorial Day Weekend, Saturday 2016 – Owner Spring Clean-up Day 9 a.m.-1 p.m., Block Barbeque Party to follow

On behalf of the Board, we wish you all a Fantastic Fall!

Best Regards, Corrie

Corrie Jeglum, President
The Aspens Condominium Owners Association
(208) 447-8055, cell
(208) 319-8881, e-fax
cjeglum@gmail.com

P.O. Box 1021
Boise, ID 83701