

Annual Meeting of the Aspens Homeowners Association
Tuesday March 14 2017 7pm Meridian Idaho
Conducted by President Sid Franz

AGENDA ITEM	DISCUSSION	ACTION/NEXT STEPS
Introduction of Board (and term of office)	Sid Franz President, (2019), Al Schmalz, (absent) outgoing treasurer, (2017), Myra Thompson, Secretary (2019), Todd Hatfield, Mark Duncan, and Bob Maynard, at large (2017), Todd Lancourt bookkeeper and Jim Staup, property manager	Kudos to all Special recognition to outgoing treasurer Al Schmalz for job well done.
Roll Call	10 owners present + proxy cards representing 29 units	Attending members signed in Quorum achieved
Minutes 2016	Motion to Approve	MSC 2016 minutes approved
Insurance Policy	Brian Bowman of the Hartwell Corp: \$11 million property; \$3 million total liability; additional coverage for crime, board members activity and theft Coverage does not include anything inside individual units- owners encouraged to insure	Sid has copy of policy available for review upon request Visible fire extinguishers now located on storage building & stairs are to upper units under repair. Fire extinguishers should be in each unit, visible and in working order
Mandates	Turn water off in any unit vacated more than 2 days, turn off power to water heater, and do not set heat below 50 in winter. Original Norris toilets and 15 years or older water heaters must be replaced	<i>Damages incurred as a result of failure to adhere to mandates will result in offending owner paying the \$2500 HOA insurance deductible</i>
Budget Review	Highlights: The \$400,000 roof project completed under budget. Kudos to those who completed payments early. This action allowed the inclusion of the storage building. No insurance claims 2016 Sufficient funding for projects scheduled in 2016 & 2017. Swimming pool built in the early 1980s will need to be replaced in foreseeable future. Preliminary estimates show costs around \$100-125,000. A savings account needs to be started to fund this project.	Lefover funds & interest accrued from remaining payment plans will go to the pool fund. Dues will increase 5% from \$276 to \$290, \$206 to \$216 and \$110 to \$116, to fund the pool. Increased payments begin July 1 2017.

Project Updates	Painting: AAA Action painting company has been contracted to paint weather beaten areas on each building. \$20,000 is budgeted for this project. Stair replacement in buildings C & E will be completed weather permitting. Sloping patios behind building E will be replaced weather permitting.	Property manager will contact painting company to schedule a start date & oversee project to completion. Property manager will contact concrete company to schedule start dates & oversee project to completion
Rules and CCRs	The amendment to change the CCR requirement for an external yearly audit passed with well over 60% yes vote. The necessary paperwork has been notarized and filed with Valley County	COA finances are reviewed at yearly meetings with the previous year's income statement and current year's budget review.
Rules and CCRs (cont'd)	Owners who wish to modify their units must be in compliance with CCRs regarding common spaces and limited common spaces. Garages, crawl spaces, attics and patios are limited common spaces. Plumbing, wiring, outside walls, windows etc. are common spaces. Owners who make any modifications to these areas without permission are in violation of CCRs and will be liable for any damages.	Those wishing to modify their unit beyond painting, carpeting, and décor must fill out and submit the unit modification form found on our website www.mccallaspens.com
Miscellaneous	Contact information: Emergencies arise and it may be necessary to enter a unit quickly Website contains updates and info please visit	Please be sure the board or property manager has accurate contact & access info at all times www.mccallaspens.com
Spring Cleanup and landscaping	<i>Saturday May 27th 10-12 (Memorial Day Weekend)</i> Spring clean-up day. Members present in agreement it's time to tackle those junipers & spread some bark. Pending pool replacement will keep landscaping improvements at a minimum	Bring some yard tools and help spruce up the grounds Property manager to arrange for stump removal & bark delivery
Election of Board	Todd Hatfield, Mark Duncan, Bob Maynard and Carmen Modglin were nominated for 3 year term*	MSC to elect Todd, Mark and Bob to serve as members at large til April 1 2020 and Carmen Modglin to serve as treasurer til April 1 2020
Adjournment	8:15 pm	MSC to adjourn

Carmen Modglin was nominated for treasurer at the January 2017 budget meeting