

ASPEN GLEN HOA
DIRECTORS BOARD MEETING MINUTES
April 13, 2026

Present: Ryan Comer, Phyllis Sanders, Carli Schaffner, Linda Whitehill and Carissa Williams

Meeting called to order at 5:30 pm by Carli Schaffner, President.

Minutes:

Minutes of March 20, 2026 and March 25, 2026 were reviewed. On a motion made and seconded, the Board

VOTED to approve the minutes for March 20, 2026 and March 25, 2026.

Treasurer's Report

Phyllis Sanders, Treasurer, reported that the checking account balance as of March 31, 2026 was \$58,215.40; money market balance was \$52,334.36 and the CD was \$50,259.28 totaling \$160,809.04. She reported that the expenses for February amounted to \$9,985.80 with largest expenditures being insurance \$4,167.08 and Latitude 41 - \$3,135.09. This concludes Latitude 41 billing until the next winter season.

Annual Meeting Information

Ms. Sanders then reported that the expenses for April 1, 2025 thru March 31, 2026 amounted to \$192,706.78 compared to \$153,410.51 for the same time period year prior (April 1, 2024 thru March 31, 2025). This amounts to a 26% increase in expenses. She indicated that this information will be in the annual meeting packet so that homeowners can review and see the justification for raising dues the 15%.

Old Business

Property Management by Design update

Ms. Schaffner reported that Property Management by Design (PMBD) has emailed homeowners with an update about their start of May 1, 2026 with them taking over handling of dues effective with the June 2026 payment. They also have mailed out letters to the homeowners. By the end of April, homeowners will find out the ACH instructions.

New Business

Proposal from Designer Lawns

Ms. Schaffner presented the estimate from Designer Lawns for 2026 which amounts to \$27,305. Ms. Sanders presented data from the past five years of lawn care expenses. Based on previous years, this current estimate is very reasonable. It was noted that there likely will be work that they do that the Board requests that is not listed in the estimate. After discussion, on a Motion made and seconded, the Board

VOTED to approve the estimate submitted by Designer Lawns for 2026.

Board Nominee

Ms. Schaffner discussed a homeowner who contacted her with his willingness to serve on the board. However, he was not willing to do any of the work unless he was paid. The Board discussed and felt it was necessary for every Board member to contribute to the HOA community in some fashion. Ms. Schaffner will talk to the homeowner to see if he is willing to do any light work in the complex so that the PMBD would not need to hire someone to do the work (i.e. replace light bulbs, clean gutters, etc.).

Unit 1117 – Patio Fence

Ms. Schaffner reported that the homeowner of Unit 1117 has asked to modify his patio fence. After much discussion, on a motion made and seconded to allow him to modify his fence to a more uniform appearance and it must be on the patio only, the Board

VOTED a tie vote of two yes and two no's called for a tiebreaker. Ms. Schaffner voted yes to allow modification of the fence.

Mr. Comer will contact the homeowner and have him modify the current fence rather than remove it entirely.

Miscellaneous

Shingles off Building – Ms. Sanders pointed out that she saw two small shingle pieces on the ground by Unit 1310. It was determined to wait to hire someone to review the roof if more shingles started to appear on the ground.

Tree Issues – Ms. Sanders had taken pictures of several yards that have significant tree roots and dirt “hills” around the base of the tree. She also showed pictures of several trees that had bark damage. Ms. Schaffner will contact TNT Landscaping to get their input on what can be done about these issues.

Sod Damage and Sprinkler Heads – Discussion took place about the sod damage caused by Latitude 41 during the snow removal during the last storm. Ms. Schaffner has contacted Latitude several times about that, as well as replacing any damaged sprinkler heads. She will contact them again to get a timeline for repair of those items.

Meeting adjourned 6:37 pm.

Respectfully submitted,
Phyllis Sanders, Acting Secretary