

ASPEN GLEN HOA
DIRECTORS BOARD MEETING MINUTES
July 14th, 2026

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

Guest: Rich Bales from Insurance Company

Mr. Bales joined our meeting and explained some discrepancies in our current insurance policy. Mr. Bales went to an attorney to get our convenience coverage clarified of HOA and home owners responsibility. This will require a meeting with a quorum. Ms. Schaffner will send out more information to home owners. The board voted and moved forward.

Meeting called to order at 6:02 pm by Carli Schaffner, President.

Minutes:

Minutes of June 10th, 2026 were reviewed. On a motion made and seconded, the Board

VOTED to approve the minutes for June 10th, 2026.

Treasure's Report

Ms. Schaffner reported the expenses for the month of June was \$21,827.73. Our income as of June 30th was \$18,629.22. The total amount that we have operating and in reserves totals out to \$184,874.17. Ms. Schaffner also reported that we have our CD with \$50,000.

Old Business

Property Management by Design

Ms. Schaffner stated there are two new roof leaks. One is under warranty and the other is not. Jeff is going to be contacting other companies and making progress on getting this completed.

Irrigation

Mr. Comer stated that they had done the back flow test and submitted it to the City of Ankeny. Mr. Comer also stated that the city is having to put in a new water meter to keep things updated.

Ms. Schaffner stated that we have at least 3 units with stuck valves. The heads on those sprinklers have not been checked to see if they need to be replaced. Ms. Schaffner stated that she will be in contact with Nolte and Sons to figure out when they will be out to check on our valves. Once checked the board votes that irrigation will run twice a week with 10-12 minutes per zone. As of now the irrigation is turned off at the stop box, and has yet to be turned back on.

Dead Tree

Ms. Schaffner reported that the dying tree at Unit 1111 was over fertilized. The board will watch and make a final decision on what needs to be done with it by next spring

Property Management by Design- (Jeff)

Ms. Schaffner reported that Jeff will be a property review. Ms. Schaffner said he was hoping to start towards the end of July.

Insurance quote approval

Ms. Schaffner reported that our Home Owners Insurance is due July 1st. As of right now we are going to be staying with Auto Owners insurance. PMbD is looking at other companies to compare prices with so that we are getting the best price and coverage. After much discussion, the board voted and approved to pay monthly and not the full year at once. The board will discuss more once we know more information about plans and companies.

New Business

Water Lines

Ms. Schaffner reported that the water line valves until they reach the stop box, and is separated to all the homes owned by the home owners.

National Night Out (August 4th, 2026)

Ms Schaffner considered doing a gathering for the neighbors. After discussion with the board, we decided due to the need for a community meeting that we would do something at a later time to build relationships with our neighbors.

Meeting adjourned 6:57pm.

Respectfully submitted,
Carissa Williams, Secretary