

**ASPEN GLEN HOA
DIRECTORS BOARD MEETING
February 10, 2026**

Present: Carli Schaffner (President), Ryan Comer (Vice-President), Phyllis Sanders (Treasurer), Megan Kacmarynski (Secretary), Linda Whitehill and Carissa Williams

Meeting called to order at 6:00 pm by Carli Schaffner, President.

Minutes:

Minutes of January 13, 2026 were reviewed. On a motion made and seconded, the Board

VOTED to approve the minutes for January 13, 2026.

Treasurer's Report: Phyllis Sanders, Treasurer, reported that the checking account balance as of January 31, 2026 was \$40,368.54 (10,000 was moved to Money Market on 1/14/26), the money market balance was \$52,292.09 and CD 6 month was \$50,000 (moved from Money Market on 1/28/26), totaling \$142,660.63. She reported that the expenses for January amounted to \$8,903.34 with largest expenditures being insurance \$4,167.08 and Latitude 41 \$3,310.09.

OLD BUSINESS

Unit 1138

The Board received ESA documentation regarding the number of pets for this unit.

Unit 1224

Ms. Schaffner spoke with the resident concerning the chain across the driveway and provided a written letter. The resident has since removed the chain.

Fence Repair

Ms. Schaffner contacted Latitude 41 about the damage on the north side of the property. They will repair the fence and any damage done to the lawns in the spring.

Solicitation Sign

Ms. Schaffner will contact SignCraft to have a solicitation sign made for the front of the property.

NEW BUSINESS:

Concrete

Ms. Schaffner reported that she is in discussions with ASAP Construction to obtain a quote for concrete and curb work.

Budget for 2026

Ms. Sanders reviewed the 2024 and 2025 budgets and proposed planning for a 15% increase in overall expenses. Further discussion will take place after receiving final quotes for concrete and insurance.

Irrigation costs/High Nitrate Discussion

The Board discussed options in light of the city's nitrate issue, including the water ban implemented in summer 2025 and the possibility of similar restrictions this summer. Options included significantly reducing irrigation usage or eliminating it entirely.

Over the past two years, irrigation startup and water costs totaled \$32,525. These expenses are expected to increase, along with repair costs due to aging infrastructure.

After careful consideration, a motion was made to complete the required backflow prevention inspections but not operate the irrigation system this year. The motion was seconded. the Board

VOTED to complete backflow prevention testing but not run the irrigation system
this year.

Dues Increase

Ms. Sanders presented financial figures from 2024 and 2025. The Board agreed to revisit the possibility of a dues increase after receiving finalized quotes for concrete work and updated insurance costs.

Annual Meeting Date

Ms. Schaffner confirmed that the annual meeting is scheduled for May 5, 2026, from 6:00–8:00 p.m. at First Family Church.

Meeting adjourned 7:30 pm.

Respectfully submitted,

Megan Kacmarynski, Secretary