

ASPEN GLEN HOA
DIRECTORS BOARD MEETING MINUTES
June 10th, 2026

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

Meeting called to order at 5:55 pm by Carli Schaffner, President.

Ralph Ager came and shared some thoughts to the board on how to build our reserves account.

Minutes:

Minutes of May 5th & 6th, 2026 were reviewed. On a motion made and seconded, the Board

VOTED to approve the minutes for May 5th & 6th, 2026.

Treasurer's Report

Phyllis Sanders, Treasurer, reported that the checking account balance as of May 31st, 2026 was \$54,945.87; pending EFT's was \$940.00, the CD was \$50,000, and in our reserves we have \$82,455.87 totaling \$188,341.74.

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.

New 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 getting quotes to get it fixed ASAP.

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. Since the water department put a ban on watering, the board will revisit the idea of fixing the valves once we are able to irrigate. The board also voted and approved that if the water department lifts the ban, we will irrigate from June 1st-August 30th.

Dead Tree

Ms. Schaffner reported that there is a dying tree at Unit 1111. Ms. Schaffner is going to get in contact with Designer Lawns to see if the fertilizer that they used could have caused the damage.

The board will watch it to see if there are any changes to it before deciding what needs to be done with it.

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 June.

Unit 1118

Roy Meth has brought to our attention that he is wanting to place a pergola on his back patio. The board members voted and approved since it will only be on the patio and not attached to the building.

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.

Meeting adjourned 7:00pm.

Respectfully submitted,
Carissa Williams, Secretary