

ASPEN GLEN HOA
DIRECTORS BOARD MEETING MINUTES
August 6th, 2026

Present: Ryan Comer, Carli Schaffner, and Carissa Williams

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

Minutes:

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

VOTED to approve the minutes for August 6th, 2026.

Treasure's Report

Ms. Schaffner reported the expenses for the month of July was \$34,517.90. The total amount that we have operating and in reserves totals out to \$188,892.40.

Old 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 homeowners, not the HOA.

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.

New Business

Irrigation Updates

Ms. Schaffner reported that a resident brought to our attention on 7/28/26 that they noticed a leak. Ms Schaffner then immediately contacted Property Management by Design, and they contacted Nolte and Sons. Nolte and Sons reported back that there was a leak and checked with the City of Ankeny Water Department and found out that we lost approximately 188,000 gallons over the course of 5 days. Water was immediately stopped. We have since had Nolte out to check and repair the leak, and all heads have been checked. Flags are in yards where repairs need to be made. Irrigation has not run since the flags are out and with the increase of the water bill. Thankfully we have had rain to help water yards.

Property Management By Design Walk through (Jeff)-

Ms. Schaffner reported that PMbD did their walk through Aspen Glen. In the report, they flagged high-priority items and then added other findings in the development such as concrete, landscaping & grounds, roofing and roof vents, gutters, downspouts and

drainage, garage and entry doors, homeowner-installed & covenant- review items, etc. The board agreed to have PMbD contact one of their contractors to come out and give bids on the Siding, Trim, Brick & Fascia/Soffits to start. The board discussed we would take a look at our budget for cement work for the fall, since we discussed in the Spring we would check back at our budget to see if we can allow for fall cement work in the development.

Meeting adjourned 7:15 pm.

Respectfully submitted,
Carissa Williams, Secretary