

ASPEN ACRES HOMEOWNERS ASSOCIATION

BOARD MEETING MINUTES

Date: May 12, 2026

Time: 7:00 PM (Called to Order at 7:10 PM)

Location: Microsoft Teams

1. Call to Order

- Meeting called to order by Dave Young at 7:10 PM.

2. Roll Call and Quorum Confirmation

- Present: Dave Young, Cody Jacobson, Thomas Waltermann, Katie Waltermann, Pete Kearns, Liz Kearns, David Clayton
- Also Present: Tawnie (Treasurer), Brenda
- Homeowners Present: None
- Quorum confirmed

3. Election of Board President

- Nomination: Dave Young (nominated by Cody Jacobson; seconded by Liz Kearns and Katie Waltermann)
- Vote: Approved unanimously

4. Approval of Previous Minutes

- Annual meeting minutes reviewed (previously distributed)
- Motion approved unanimously

5. Financial Report

- Monthly financials to be distributed by Treasurer
- Ongoing receipt of payments noted
- Aqua Environmental billing delays identified; follow-up assigned

6. Old Business

- Seneca roadwork completed; budget constrained at \$26,400
- Connector Road coordination ongoing with Beaver Springs and Aspen Mountain
- Workday scheduled June 13; participation incentives under consideration
- Burn pile management to be coordinated with Aspen Mountain
- Water system review planned with Mike

7. New Business

- Board Roles: President – Dave Young; Vice President – Cody Jacobson
- Secretary: Katie Waltermann (approved; Liz Kearns abstained)
- Treasurer: Tawnie (non-board; stipend eligible)
- Committee assignments established for roads, water, and workday coordination

8. Additional Items

- Secretary transition materials – Brenda can you send this to Katie please?
- Title transfer fee to be formalized via bylaw amendment; interim \$300 fee
- Water valve near Eagle Way to be investigated
- Security incident at Lot #25 discussed

9. Next Meeting

- Scheduled for June 2, 2026 (location TBD)

10. Adjournment

- Meeting adjourned at approximately 8:15 PM

Prepared by Kathryn Waltermann, Secretary

Approved June 2, 2026