

Aspen Acres HOA Board Meeting Minutes

Date: June 2, 2026

Time: 7:00 PM (Called to order at 7:05 PM)

Location: Zoom Meeting

1. Call to Order

The meeting was called to order at 7:05 PM by Dave Young.

2. Roll Call & Quorum Confirmation

Board Members Present:

- Dave Young
- Dave Clayton
- Thomas Waltermann
- Katie Waltermann
- Pete Kearns
- Liz Kearns

Board Members Absent:

- Cody Jacobson (out of town)
- Tawnie (Treasurer) (out of town)

Quorum: Confirmed

Cabin owners Present:

Peggy, Wendell, Rob, Wade Cooper.

3. Approval of Previous Meeting Minutes

The minutes from the prior annual meeting were reviewed and approved as presented.

4. Monthly Financial Report

Discussion centered on Aqua Environmental Services costs of approximately \$6,000 per month (\$72,000 annually), exceeding the \$56,000 budget. Billing inconsistencies were noted. Dave Young will review cost-saving options.

5. Old Business

- Seneca Road completed; HOA share \$20,303.50.
- Connector Road near completion; estimated HOA cost \$7,000.
- Workday scheduled for June 13, 2026.
- Burn pile management ongoing; cost concerns noted.
- Parking lot camera project assigned to Pete Kearns.
- Water system review planned.
- Board roles partially assigned; infrastructure role remains open.

6. New Business

- Workday planning focused on tree removal and road repairs.
- Contract crew approved (\$2,500).
- Combined meeting with Aspen Mountain scheduled for July 18, 2026.
- Discussion on House Bill 48 and wildfire mitigation.
- HOA dues reaffirmed per lot ownership.
- Bylaws review to occur at separate meeting.

7. Homeowner Open Forum

No comments.

8. Action Items

- Dave Young: Financial review and workday materials.
- Pete Kearns: Communications and project oversight.
- Tom Waltermann: Crew coordination.
- Liz Kearns: Assist with access system.
- Katie Waltermann: Distribute proposed minutes.

9. Next Meeting Date

July 18, 2026.

10. Adjournment

Meeting adjourned at 8:05 PM.

Prepared by: Katie Waltermann, Secretary

Approved: July 18, 2026