

The Aspens at Eagles Nest Homeowners Association

Board of Directors Meeting

Friday, June 26, 2009 5:30pm

Community Center at Eagle's Nest

I. Call to Order

The meeting was called to order at 5:44 pm.

II. Roll Call and Determination of Quorum

Present at the meeting were Judd Freeman, Nancy Ray, David Sokol, and Kurt Steuer. Also present were Aspens Home Owners Terry Grulke, Janice Marosy and Nancy Kubik. Mary Stock of Americana Resort Properties was also in attendance.

III. Approval of May 8, 2009 Meeting Minutes

The minutes of the May 8, 2009 were approved as amended. Kurt Steuer was removed from the attendance list.

IV. Homeowner Requests for Modification

There were no requests for modification.

V. General Community Items and Maintenance Issues

A. Painting

Painting is wrapping up and a final walk through will be done next week. The Board mentioned that the front decks and columns had not yet been painted. Americana will follow up on this issue. (After the meeting, Americana was told by the painter that the decks were being painted last and would be completed by 7/01/09.)

B. Driveways

A bid has been received from Mountain Maintenance to remove and replace many areas of asphalt drive throughout the subdivision as well as infrared patch many other severe cracks in the subdivision. The cost to do this extensive repair is right at \$14,000.00. Currently the Aspens is in a financial position to afford this, but the Board wanted to consult with the absentee members prior to making an official decision. Other asphalt companies in the county have been approached and currently no other company is interested in this work. The Board would also like confirmation that Mountain Maintenance is insured/bonded and that some sort of warranty will be provided in case there is damage done to homes during the repairs. Americana will send all of the information out to all Board members and a vote will be taken via email.

C. Landscaping Committee

The committee was present at the meeting and discussed sending out noxious weed packets to all owners so that they are aware of what weeds are noxious in the area. They will also put together a community work day to help pull weeds out of the common area beds.

The Board discussed the beds and decided that the volunteer approach has not seen enough involvement and the condition of the beds is beginning to deteriorate. The Board asked that Americana solicit bids for completely redoing the beds, including downsizing some to allow for more snow storage. These bids will be presented at the annual meeting so that the membership can vote on them.

VI. Review Financial Status

A. Financials are in good shape at this point in the year.

B. There is 1 HOA dues delinquency at this point.

VII. Schedule Next Board Meeting

The next Board Meeting is scheduled for July 31st, 2009 at 5:30pm.

VIII. Adjournment

The meeting was adjourned at 6:35 pm.