

Minutes of General Meeting

Aspen Cliff Home Owners Association

Held: Wednesday, September 20, 2017

Place: Webber Academy Library

Board Attendance:

Mark Davidson	Jeremy Yee	Lana Workman
Deanne Burnie	Pummy Bhogal	Andrew Cockburn
Vaughn Achebe		

Agenda

1. Establish quorum
2. Financials for 2016
3. Retaining wall discussion
4. A new common area
5. 2018 social event plan
6. Open discussion and suggestions
7. New Board members
8. Meeting closure

Meeting opened by Mark Davidson @ 7:35pm

1. Quorum – not established as of 7:35

- 7 homeowners by Proxy - (Pele Ma, Babak, David Chung, Steve Berger, Vanessa Mackie, Donna Gaylord, (per Andrew – 1 in person))
- 16 homeowners in attendance
- Per bylaw, new mtg called for 8:05pm in an effort to establish quorum

2. Financials

Contingency balance target ~20k

Current balance is ~ 21k

Annual collection of \$100 per 53 = \$5300.00

Year over year expense analysis;

Reduction in maintenance expense due to switching from Yardworx to Lawn Salon

Dues – 75% collected for 2017 dues, 100% collection rate for 2016

2017 Expenses – Anticipate increase due to;

Legal opinion re retaining wall

New common area identified in the Place

3. Retaining Wall Discussion

- Legal counsel retained in Sep'17 to review bylaws and provide an opinion regarding HOA accountability for retaining wall issues.
- Brian Twerdoff (Twerdoff Law – Real Estate expert) provided opinion
- **Legal conclusion – individual homeowners are responsible for retaining wall issues within their property**
- ACTION – provide copy of legal opinion on the HOA website

4. New Common Area

- Community lot map, along with Real Property Report, displayed showing land
- Developer indicates this piece of land belongs to the City
- Regardless of City property or not, this is a small piece of land and minimal cost to maintain aesthetic appeal consistent w neighborhood.
- Board has investigated options for low maintenance, seeking quotes. Cleanup will have larger \$ impact than future maintenance
- ACTION – Board to meet with 2 impacted homeowners in advance of decisions taken

5. 2018 Social Event

- Pot Luck / Cook Off – support, good opportunity to explore different cultures in neighborhood
- Continue with Spring/Summer block party

6. Open Discussion

- Interest in group maintenance services, is it worth to keep providing
- Ie. Driveway sealing, lawncare, window washing, furnace/duct, snow removal, etc
- Maintenance of front bed area by mail boxes – not well maintained, Doug has spent quite a bit of time weeding the bed. Thank you to Doug.

7. New Board Members

- Board members stepping down – Lana Workman, Vaughn Achebe
- Bylaws require minimum 3
- No new interest - Board will continue with 5 members (Mark, Pummy, Jeremy, Andrew, Deanne)

Meeting closed at 8:11

Meeting adjourned

Deanne Burnie

Secretary

Aspen Cliff Estates Home Owners Association

D Burnie, Sep17