



**Aspen Shadows HOA
Board of Directors Meeting Minutes**

Date: 1.7.26

Location: Zoom

Time: 430pm

I. Call to Order & Attendance

The meeting was called to order after confirming attendance and audio connectivity. Quorum was confirmed.

II. Approval of Prior Minutes

The Board reviewed and approved the October 6th meeting minutes without changes. 1st by Jay 2nd by Devin.

III. Financial Review

- The Board reviewed current financials, noting expenses are approximately **6% over budget**.
- Operating and reserve account balances were reported at approximately **\$75,000 each**.
- A significant portion of accounts receivable was noted, with repayment underway through a monthly payment plan.

IV. Structural Engineering Report – Tower C

- The Board reviewed findings from the structural engineering report, which identified **multiple components rated “F” (immediate safety concern)**, primarily in **Tower C**.
- The Board agreed that these issues cannot be deferred, even if long-term rebuilding is anticipated.
- Temporary repairs will be required to address immediate risks while long-term planning continues.
- Any permanent replacement or rebuild will require future HOA approval.

V. Structural Repair Planning & Budget

- The Board agreed to pursue **multiple bids** for repairs addressing all “F” items.
- Repairs are understood to be interim in nature pending eventual rebuilding.

- Feasibility, permitting requirements, and timelines will be evaluated as part of the bid process.
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VI. Bridge & Stair Repairs

- The Board discussed bridge and stair repair options and agreed to solicit at least 2 bids.
 - Material options were reviewed, with steel discussed as a durable, low-maintenance option.
 - Aesthetic considerations and compatibility with existing buildings were noted.
 - Safety, traction, and impacts to pets and foot traffic were considered.
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VII. Inspection Report & Owner Communication

- The Board agreed transparency is essential and that any communication should include **context, next steps, and estimated costs**, where available.
 - A summarized version may accompany the full report to avoid misinterpretation.
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VIII. Legal & Insurance Considerations

- The Board agreed to consult legal counsel regarding:
 - Liability exposure during repairs
 - Voting thresholds required for repair or replacement projects
 - Insurance considerations, including loss assessment coverage, will be reviewed and reported back to the Board.
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IX. Parking Policy & Enforcement

- The Board discussed existing parking rules and the need for updates to ensure compliance with current law and insurance requirements.
 - A revised parking policy will be circulated for Board review.
 - Enforcement procedures, including 24-hour warning notices, were discussed and will be implemented in accordance with state law.
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X. Building Foundation Observations

- The Board discussed observed conditions of building foundations and pylons.
 - No significant cracking or movement was reported at this time.
 - Additional photos or inspections will be provided to address Board member requests.
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XI. Adjournment

The meeting was adjourned after completion of all agenda items.