



**Aspen Shadows Homeowners Association
Board of Directors Meeting Minutes**

Date: October 6th 2025

Location: Zoom/ SRG Conference Room

Time: 5:30pm

1. Call to Order

The meeting was called to order by SRG @ 5:36pm

2. Roll Call

Board Members Present:

- Devin – President
- Jay – Vice President
- Ursula– Treasurer
- Dennis – Member at Large
- Ray- Member at Large

Others Present:

- SRG – Armani Zangari

A quorum was established.

3. Approval of Prior Minutes

The Board reviewed the minutes from the previous meeting. (7.29.25)

Motion: To approve the prior meeting minutes as presented. 1st By Devin 2nd By Dennis the Motion carried unanimously.

4. Board Appointments

The Board confirmed officer appointments for the upcoming term as follows:

- **President:** Devin
- **Vice President:** Jay
- **Treasurer:** Ursula
- **Members at Large:** Ray and Dennis

5. Financial Review

The Board reviewed the August financials. It was noted that \$78,000 in expenditures were recorded during the summer period, primarily related to the siding project. The Board agreed to continue monitoring year-end financial trends and spending controls.

6. Parking Policy Review

The Board discussed updates to the parking pass management policy, noting the following:

- 72 parking passes are issued annually, while only 48 physical spaces are available, creating periodic shortages, especially in winter.
 - The Board proposed a new policy allowing current pass holders to retain their existing passes. New passes will be issued with a 30-day pickup window, after which unclaimed passes will be reallocated and prior ones returned.
 - The Board also discussed adding Resident/Guest Parking signage and replacing the peeling green parking sign.
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7. Staircase Assessment and Engineering Review

The Board reviewed the need for a structural assessment of the property's staircases.

- Devin will obtain a second opinion from Blue Sky Engineering.
 - The Board agreed to wait for the second assessment before determining whether to proceed with repairs or full replacement.
 - The next Board meeting was scheduled for December 11th at 4:00 PM to review the findings.
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8. Adjournment

There being no further business, the meeting was adjourned at 6:53pm

Approved by the Board on: 1.8.26