



Aspen Shadows BOD Meeting Minutes

Date: May 2nd, 2025

Time: 3:30pm

Location: Zoom

Attendees: Armani, Kevin, Jay, Patrick, Dennis, Devin

I. Call to Order – 3:34pm

II. Financial Review

- A 2.6% overage was reported in expenditures vs. budget.
- Operating account balance: \$77,000; Reserve account balance: \$103,000.
- CIT Loan balance: \$79,000
- Discussion about taking necessary financial risks to address critical projects despite limited reserves.

III. Building and Maintenance Projects

- **Stairs and Spindles:** Temporary painting solution proposed until siding replacement.
- **Siding and Painting:** Priority given to stairs with amplified project scope.
- **Parking Lot:** Pothole repairs deemed lower priority but bids to be obtained.
- **Decks:** Discussion of staining vs. painting for cost and longevity; Trex decking replacement bid to be explored.
- **Signage:** Proposal for a new wooden entrance sign. Need to confirm regulations with Buffalo Mountain Metro District.

IV. Bids and Contractor Updates

- Update and simplify scope for siding projects. (No skirts)
- Update bids for:
 - Siding project
 - Stairs/railings painting
 - Trex deck replacement (Obtain)
 - Pothole filling in parking lot (Obtain)
- Clarify oil-based stain and paint process with contractor Kibray.

V. HOA Billing and Unit Transactions

- Clarified that unit 804 service was an HOA item that is located in unit (unique case as only unit with PRV and shutoff).

VI. Board Membership

- Discussion about recruiting new board members to replace Pat and Jay.
- Jay, Dennis, and Patrick tasked with reaching out to potential candidates.

VII. Upcoming Meetings

- **On-site Meeting:** May 19th at 9:00 AM to review property conditions, bids, and discuss projects.

VIII. Adjournment – 4:22pm