

ASPEN VILLAGE PHASE TWO PLAN

Recorded Minutes

Meeting of September 12, 2018 at Eat N Park 1002 Ohio River Blvd, Pittsburgh PA 15202

Attendees

Board Members present: Toby Venar, Glenn Lechner, Eric Wortzman, Bunnie Pellick and Daniel Schollenberger.

Agenda Items: Financials / Landscaping / Snow Removal / Painting & Power Washing 2018 / AVP II Board Roles / EBP Standards / Announcements - Community News

- Roll / Attendance
- Finance
 - Eric, the treasurer passed out balance sheet from 9/12. Reviewed.
 - 2 Checks were cut: Sylvan Gardens (Landscaping 2018) \$1,660.20). Bella's Army (Painting and Power Washing – first installment) \$1,822.00.
 - Deposited \$2,500.00 into account (Association Dues).
- Landscaping
 - Inquire with Landscaper as to when the next (final) pruning of trees will occur. Communicate list of special instructions. Communicate date to homeowners.
 - Currently in the process of soliciting bids for the 2019 Lawn service. Requested bid from current provider. In addition conduct walk thru for new providers. Collaborating with Phase I on this initiative. Would like to have the contract signed by end of October 2018.
 - All retaining walls, were required to be completed by now. To the residents that have...Thank You. The majority of these have been completed. The board will conduct a walk thru and notify the residents who have not.
- Snow Removal
 - Currently in the process of soliciting bids for the 2018 / 2019 snow removal service. Received bid from last year provider as well as the lawn service provider. Looking to get one to three more bids. Would like to have this under contract by the middle of October.
- Painting & Power Washing 2018
 - 8 Buildings for 2018: Ashton 201, 203, 205, 207 and Redwood 401, 403, 407, 409. Communication sent out to the residents in regards to the prep work needed.
 - Power washing will start Thursday September 13th. Should be a two day process, hope to be completed by Friday September 14th, weather permitting.
 - The week of September 24th is tentative date for painting of buildings to start.
- AVP II Board Roles
 - Short discussion to see if any board member would like to entertain a different role than what they are in today. Everyone will keep their current roles. Listed below are board members, their office and contact information.

- EBP Standards
 - Roads. Short term fix is to cold patch the potholes on all 3 streets. The board will perform this task, since it is too small of a job for a contractor to take on. This preventative measure will at least help as we go into the winter months coming.
 - Roads. Long term solution, they need paved. 20+ years old and preventive measures will only do so much. Spring of 2019 will start soliciting bids. Previous bid, from years past was 32 – 36K.
 - By-Laws. The board may take November’s meeting to review and see what is outdated and work on amendments. Ex. It currently says walls must be wood. Amend to now include stone. Etc.
 - Roofs. Board needs to outline replacement plan. As with the roads we are getting to that point, 20+ years.
 - Homeowners insurance. Since we share walls, it is important to make sure that everyone has homeowners insurance. Board looking at ways to obtain this information. As a homeowner, one would want reassurance that your neighbor and/or the other residents within your building are all covered.

End of meeting, 8:13 PM

Announcements – Community News

The pot holes on Aspen Trail were filled.

Residents, please clean-up after your pets. Thank You!!

Parking. Please use the common parking lots if room. Still seeing cars parked where they should not be. Please be respectful to your neighbors. Thank You!

Next board meeting Wednesday, October 10, 2018 at Eat N Park, 1002 Ohio River Blvd, Pittsburgh, PA 15202. Meeting will start at 7 PM.

Board of Directors

Toby Venar, President	422 Redwood Ct	412-732-0574	tvenar@gmail.com
Eric Wortzman, Treasurer	203 Ashton Ct	412-559-4382	ewortzman@egconley.com
Glenn Lechner, Secretary	416 Redwood Ct	412-498-5679	glenn dawg02@gmail.com
Bunnie Pellick, Board Member	208 Ashton Ct	412-979 5982	marie.pellick@thetwentiethcenturyclub.com
Daniel Schollenberger, Board Member	206 Ashton Ct	412-612-0442	schodocon@msn.com