

ASPEN VILLAGE PHASE TWO PLAN

Recorded Minutes

Meeting of November 28, 2018 at Eat N Park 1002 Ohio River Blvd, Pittsburgh PA 15202

Attendees

Board Members present: Toby Venar, Glenn Lechner, Eric Wortzman and Daniel Schollenberger. Resident(s): Adam Holy.

Agenda Items: Financials / Landscaping / Gutter Cleaning / Snow Removal / Painting & Power Washing
Wrap Up / Capital Projects Discussion / Announcements - Community News

- Roll / Attendance
- Finance
 - Eric, the treasurer passed out balance sheet during the day before the meeting. Reviewed.
 - 2 Checks were cut during the time from the last meeting: Sylvan Gardens (Landscaping 2018) \$1,660.20). Bella's Army (remainder of the balance for the Power Washing and Painting) \$7.291.
 - AVP II Insurance is due Jan. 16, 2019. Rate did increase. Will shop other providers for better rates.
 - 2019 Association Dues will be \$85 a month. Once again the Board will be offering: If Association Dues, paid in full for the whole year by Feb 1, 2019, it will be \$935.00. By paying for the year up front, the homeowner will save \$85, one month's fees.
 - Reminder, Association dues may be paid by check, money order or set up electronic payment. We can't accept cash. The mailing address is AVP II Association, 319 Wildflower St., Pittsburgh PA 15202.
- Landscaping
 - The board has awarded the 2019 Landscaping contract to Powers Landscaping. Contract was signed at the meeting and will be returned to Powers. Phase I and the Common Area (entrance to Aspen Village) are using Power's as well.
- Snow Removal
 - Snow removal season has kicked off. Service Provider is Brozewicz Landscaping. Fourth straight year for using their services for snow removal. Phase I has switched to this provider for snow removal this year.
- Painting & Power Washing 2018
 - 8 Buildings for 2018: Ashton 201, 203, 205, 207 and Redwood 401, 403, 407, 409.
 - The work has been completed. Toby conducted a final walk thru with the service provider. Remainder of the balance has been paid out to them.
- Gutter Cleaning
 - Kenyon Roofing will be doing the gutter cleaning.
 - Since all the leaves have fallen, Kenyon will be out within the next 4 weeks to clean the gutters. In addition to the gutter cleaning, Kenyon will make any minor / small repairs needed. We will request a report of any issues they see while they are doing the cleaning.

- Capital Projects Discussion (Roads, Roofing, Siding and Insurance)
 - Toby put together some bullet points in regards to how the board is going to present to residents in 2019.
 - Roads – Ashton, Wildflower and Redwood need replaced. Project slated for 2019. The funds for this will come out of our operational expenses. Come March the board will solicit bids and target for June / July 2019 completion.
 - Roof Replacement – Board will put together a plan and communicate to residents. Toby would like for the Board to have all details and analysis done by end of February and start communicating and sitting down with residents in our March thru July monthly meetings. The majority for the funds for new roofs will come from a Capital Assessment.
 - Siding Replacement. Although the main focus will be on Road and Roof replacement, the board will also be doing some analysis on siding.

End of meeting, 8:27 PM

Announcements – Community News

There will be no monthly meeting in December. The Board is off. Next board meeting Wednesday, January 09, 2019 at Eat N Park, 1002 Ohio River Blvd, Pittsburgh, PA 15202. Meeting will start at 7 PM.

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!

The Homeowner Association would like to wish all residents a **Happy & Safe Holiday Season!!!!**

Board of Directors

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