Aspen Lake Condos * 2601- 2643 WESTWINDS Drive *

Annual association meeting

Iowa City, Iowa 52246

Wednesday, October 8, 2025

Southgate Companies(755 Mormon Trek Blvd.) & via Zoom

ATTENDEES : Wendell Miller – President

Association Manager – Chris Villhauer with Southgate Companies

IN PERSON :

Yanbo Ye, Haihong Ma, Wendell Miller, Steve Anderson, Dennis LaMantia, Kathy Fobian & Chris Villhauer

VIA ZOOM :

Jake Crowe, Patrick Adam

1. **Wendell Miller called meeting to order 5:35 p.m. Miller established a quorum & gave proof of notices being sent out. 2024 Minutes were then approved with a motion by Anderson & seconded by Yangbo, all were in favor & minutes were approved.**

2. **Financials were discussed to include: a. insurance carrier change from American Family to Farm Bureau in March 2025 b. Aspen Lake has no loans outstanding & no debts currently. Financial position has been improved as of most recent dues increase.**

3. **2025 – 2026 budget proposed - Some discussion on budget but not much that can be reduced. Wendell will discuss with Rory Triplett renewal process & clarification on deductibles. Fobian moved to ratify budget & Ma seconded – all in favor – Budget was ratified for 2025-26**

4. **Vote for directors: 3 year term - Yangbo Ye nominated to renew to 2025-2028 term & Kathy Fobian nominated to renew to 2025-2028 term by Anderson, Ma seconded – all were in favor – above term renewals passed.**
5. **NEW business –**
    a. **ImOn installation to be initiated prior to the end of the year. Service will run through exterior storage closets.**
    b. **Projects list for 2025-2027 discussion to include: tree trimming & removal, hallway carpet cleaning &/or replacing, the pond – dredging & vegetation removal, exterior & storage door paint, deck staining, parking lots. Board will work with Southgate on a plan for prioritizing these items on a most immediate need basis.**
    c. **NEW ongoing issue - sewer back up in lower units. This issue was deemed an association issue. Chris Villhauer will look into a proactive solution with a company that may provide more ongoing maintenance in order to avoid back up frequency.**

6:30 PM - Fobian made a move adjourn seconded by Anderson – meeting adjourned – all in favor.