

**ASPEN HIGHLANDS HOMEOWNERS ASSOCIATION  
PO BOX 178**

**ELK MOUNTAIN, WYOMING 82324**

CID 198300208129

Meeting was called to order at 12:50 on August 6, 2011 by President Steve Pink.

**Board Members Present:** Steve Pink, Bill Morse, Russ Christiansen, Jim King, Charlie Huff, Sue Ward.

**Board Member Absent:** Reed Brannon

**Other Lot owners present:** Dennis and Judy DaDante, Kevin Ward, Janice Huff, Lynn Pink, Ken and Bonnie McCartney, Dale McCartney, Ben and Bonnie Jordan, Dan Aneiros, Bob and Karen Ammann, Fred Carioso, Bill Davis, John Bragg,

**OLD BUSINESS**

**Approval of Minutes:** Minutes for the Feb 12, 2011 and Jun 11, 2011 were passed around to read.

**Report to Board Architectural Committee:** Russ Christiansen reported the following actions by the committee:

1. Dennis DaDante wants to build a garage. Can only have one outbuilding so will need to add onto his current building.
2. Ernie Duran submitted plans to build a deck around his house. Request was approved.
3. Dan Aneiros submitted plans to build an 8x12 shed and remove his old shed. Request approved.
4. Ken and Bonnie McCartney submitted a request to build a road into their property and place a culvert in their creek. Request approved.
5. E Duane and Carol Johnson submitted a request to clear trees for a road and building site on their lots. Also install a 12x30 foot culvert. Request approved.

**Report to Board Lease Committee:** Steve Pink stated that Danny Sanchez was resigning as the Lease Committee Chairman and the Board has appointed Ken Yetter as Chairman. Danny will work with Ken until he is familiar with the operation of the Committee. When Danny leaves the Committee Guy Young will fill his position. The board thanks Danny for all his hard work over that past years with this committee

**Report to Board Nomination Committee:** Lynn Pink reported that Pennie Weir has volunteered to serve on the Board of Directors. Charlie Huff and Russ Christiansen will go off the Board this year.

**Report to Board Road Committee:** Steve Pink reported that the sign posts are set for the new entry sign and he will build the frame for the sign this weekend.

Steve thanked all that helped on the work weekend. Sixteen people showed up and helped on the culvert and Harris Jensen's lot and the culvert at the pond by Young's property. Special thanks to Tuffy for operating the backhoe and Jim King for transporting the backhoe from Rawlins as well as obtaining the poles used for the new entry sign.

Work still needed is the replacement of the culvert at the entry to Taylor's lot. Water is running down the road and into the creek. Steve has a bid to do the work with SATCO on this repair. He will firm up the bid for this work but will be around \$1,000.00. The Board is paying to get this done because it is a more complicated job than a regular culvert replacement.

#### **NEW BUSINESS:**

**Report to Board Treasurers Report:** Bill Morse reported financial status of the organization. He handed out and reviewed a budget. He requested that the Board approve a reimbursement to him for postage of \$148.84. Sue made a motion to pay this bill, Charlie seconded, all voted aye. Sue Ward made a motion to accept the Treasurers Report, Russ Christiansen seconded. Motion Carried.

#### **ACTION ITEMS:**

**Web Site:** Sue Ward has done an amazing job with the new improved web site. Thank You Sue! Not all the old minutes etc. have made it on the site yet. Minutes need to be in pdf or secured so that they cannot be changed. Historical minutes are missing. If anyone has minutes that can be used to fill the void please send them to Sue.

**Additional discussion:** Steve stated that Fred Eschleman has started a road across the school section. This action has been reported to the State and hopefully they will take action to stop construction.

**By-Laws:** Over the past year the By-laws Committee has met and presented a proposed change to the current by-laws to the Board. The Board made several changes that have met with resistance from members. The original intent was to vote on acceptance of the new by-laws at this meeting. Because of the concerns expressed it was decided to discuss this further at this meeting. Bill Morse reported that information in the mailings on this subject were in error and recommended that the vote on the proposed by-laws be tabled until next annual meeting. Bill Davis suggested that the by-laws go back to the committee to be reworked then to the Board and lot owners present their concerns to the committee before any vote. Steve encouraged all those who are interested to step up and do their share. Karen Ammann stated that the by-laws are one of the few things that all members have a right to express their concerns about so they should be given a chance before voting on this. Russ Christiansen made a motion to table this vote on the by-laws until the next annual meeting Sue Ward seconded, all voted aye.

A motion was made by Jim King and seconded by Dennis DaDante to take the following action regarding the rewrite of the by-laws: Mail to all members a copy of the minutes of this meeting along with a copy of the By-laws which are currently in effect, a copy of the proposed by-laws showing the changes suggested by the Committee, and a cover letter explaining the time line for return of suggestions. Members would have until April 1<sup>st</sup>, 2012 to get their comments back to the Committee. The By-Law Committee will then meet and combine the recommendations into the proposal to be submitted to the Board at the June 2, 2012 meeting. The Committee and the Board will review the Committee (including members comments) recommendations and if an agreement is not forthcoming then the Committee's recommendation and the Board's recommendation will be presented at the annual meeting and a vote by the members on each disputed Article will be made. This motion carried.

**NOMINATION OF MEMBERS TO SERVE ON THE BOARD OF DIRECTORS:**

Two vacancies are open this year: Charlie Huff and Russ Christiansen

The Nominating Committee presented Pennie Weir as nominee for the Board. Russ Christiansen noted that he would be willing to continue to serve on the Board. No other nominations were received.

Ballots were passed out to those present and the following yes votes were cast: Pennie 30, Russ 28. No write-ins were cast and no "no" votes were received.

Pennie Weir and Russ Christiansen will serve on the Board for 3 years.

**Motion to adjourn:** by Dennis DaDante, second by Charlie Huff. Motion carried. Adjourned at 2 p.m.

The new Board met immediately after the annual meeting. The minutes follow:

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Minutes for board meeting immediately following the homeowners meeting

Meeting was called to order at 2:00 pm on August 6, 2011 by President Steve Pink

Board Members Present: Steve Pink, Bill Morse, Jim King, Sue Ward, Russ Christiansen for part of meeting

Board Members Absent: Reed Brannon, Pennie Weir

Deciding officers

The following officer positions were voted on and passed for the following year

President - Steve Pink

Vice President - Reed Brannon

Secretary – Pennie Weir

Treasurer – Bill Morse

Members – Jim King, Russ Christiansen, Sue Ward

Other business:

Sue Ward indicated she plans to attend the meeting in Cheyenne October 6, 2011 in reference to Fred Eschleman's application to continue building his road thru the state section. Sue wants to make sure the voice of Aspen Highlands is known and is not in favor of this road being finished.

Kevin Ward stated the County Commissioners have some say over state sections. Kevin is going to visit with Carbon County Commissioner Leo Chapman to make sure he is aware of the situation and that Aspen Highlands is against the road being finished. Jim King also stated he was going to contact Leo with the same message.

Sue Ward is working to get previous minutes of meetings on the web site

During the homeowners meeting today it was discussed that these minutes and details on the proposed bylaw changes will be sent by U.S. mail. This was done as a onetime change. Minutes from future meetings will be delivered however the homeowner has indicated with the treasurer they would like to receive them (email or U.S. mail)

Adjournment: With no other new business brought forward, the meeting came to an end at 2:50 pm. Motioned by Jim King and seconded by Steve Pink.