

## June 2nd, 2012 Board Meeting Minutes

Meeting was called to order by Steve Pink, President at 12:02 pm. Steve opened the meeting by stating that the intention of all board members present is to do what is best for the entire association. Officers and board members present were: Steve Pink, Reed Brannon, Tuffy Morse, Russ Christiansen, and committee members Dan Sanchez, Ken Yetter, Dan Anerios. Others present were Charlie Huff, Charl Sanchez, Mel Forney, Dennis DaDante and Lynn Pink.

Reed made the motion to approve the minutes from the August 2011 meeting, Tuffy seconded.

### Architectural Report:

Head chairman, Dan Anerios, reported that new resident on Lots #8 &9, 2nd filing, block 3, Ken Johnson, has submitted plans for a new cabin that were approved. The plot plan was a bit rough, but Dan expected there would be more details to come on this. It was generally agreed that Ken Johnson was a well-known contractor and will be a welcome addition to the subdivision. No other building plans were submitted, but it was noted that a new owner has bought Lot 63, previously owned by Bo Parker. His name is Rich Boomgarden. Steve noted that he had sent them a welcome letter, along with another new homeowner named JT Walsh, who recently bought Lots 9 & 10, 2nd filing, Block 4.

### Nominating Committee Report:

Steve said that Jim King has submitted his resignation as board member, terminating in August 2012. Steve suggested Harris Jensen as a possible nominee. Nominations for board member positions can be called into any nominating committee member-(Tuffy Morse, Lynn Pink or Marge Christiansen) anytime between now and the August meeting.

### Road Committee Report:

Steve Pink, Road Committee chairman, reported that he has 1 box of Mosquito Pellets and will disperse them in the beaver pond area. Charlie also has 1 box and will take care of his areas and the area above Lot \_\_\_\_\_. Steve mentioned that the pellets are costly, and that we should contact Jim King to see if the association could acquire another box for free. Steve also said that there is one culvert on Lot \_\_\_ that was reported to be partially plugged, but upon inspection, Steve said it was adequate, and should not be a pressing issue this year, but should be flagged for repair in the near future.

### Lease Committee Report

Ken Yetter, Lease Committee chairman, read his report -(attached) and noted that the association received \$1900.00 this year from hunter access fees, and another \$100.00 was donated by non-hunters. The annual lease fee paid by the association is \$1500.00, which left a \$500.00 overage. It was suggested that this money go into the emergency fund. Ken then raised a concern about possible association liability for non-residents

using the school section, especially Tier 3 hunters, and suggested we contact a lawyer for a legal opinion and guidance. The board agreed that contact with Kurt Kelly, one of the association's attorneys, would be prudent. Ken also discussed the category of "Tier 3" hunters, non-resident "friends" of Aspen Highlands property owners. There was general discussion about the pros and cons of "Tier 3" hunters: they could provide extra income for the association but they need to be limited to continue to provide safe, quality hunting. The board will defer to the Lease Committee decisions about this issue. Finally, for added safety for hunters, Ken distributed a map that he generated of the one square mile "school section" with labels on well-known landmarks for reference.

#### By-laws Committee Report

Charlie Huff, chairman of the ByLaws Committee, provided final copies of the proposed changes to all board members. General discussion followed and the board members could agree to all changes, except for article 5, section 1, paragraph 3 which stated that any association expense over \$10,000 must be voted on at the annual, regular, or special meeting. Reed stated that the \$10,000 cap was too restrictive. He noted that most repairs or emergency projects could easily exceed this amount, even a possible increase of the lease renewal. Steve mentioned that this amount would suppress any visions of future improvement, and reduce the board's ability to provide improvements, safety, road access and architectural control. Dennis DaDante supported the cap and said that he felt all homeowners should be included in all decision-making. Russ Christiansen said he felt the \$10,000 cap was too low, and although the board wants as much community involvement as possible, the board needs to be able to make decisions in a crisis, and gathering up emergency votes from all homeowners during a critical situation may not be practical or timely. Dan Anerios said that he felt the board should have no power at all to spend any money. His concern was that although he knows and trusts current board members, he was wary of future generations of board members, and the potential for abuse of authority.

Reed made a motion to approach the Bylaws committee with the possibility of a compromise. He would like to ask for a \$25,000 cap, instead of the \$10,000. This notion was seconded by Steve, and approved by all.

#### Treasurer's Report

Bill Morse, Treasurer, read his report -(attached) and said that there is a growing amount of dues owed, and was concerned that some of the lots in arrears may get sold before the association has a chance to file a lien. In the past the association has used a lawyer to file liens, but Bill offered, with the board's approval, to file the liens himself. He noted the cost is minimal. Reed motioned for Bill to file the liens, on his own, as long as the costs do not exceed \$50.00 per lien. Russ seconded the motion, and it was approved by all. Russ also motioned to remove 2 outstanding debts from the balance sheet that could never be recovered, because the lots were already sold and no lien was in place. Reed seconded and the motion passed.

#### Action Items

In response to a homeowner's accident last fall, the Fire Department was called and came into the subdivision and could not readily find the cabin or homeowner in distress. Therefore, they have requested a map of Aspen Highlands, indicating street names, lots, water points, year-round residents, full-time summer residents and part-time summer residents. Steve and Lynn Pink generated a new map to give to the Fire Dept and also to replace the existing map at the entrance sign. The Fire Dept also requested that all homeowners have their addresses visible, and that the major intersections be marked with street name signs. Steve presented the "industry standard" street name signs and brackets and hardware from a catalog, noting that he can buy them at wholesale prices. Reed mentioned that he could get some 4x4 or 4x6 posts. Board members agreed that marking the streets for the Fire Dept was important, and could be installed as a volunteer effort on community work day, perhaps doing 6 this year and next year.

Another project, the re-grading of the entrance road was discussed- specifically the area from Pass Creek to the cattleguard, and in the future, from the cattle guard on upward. Instead of re-grading, it was thought that applying a new layer of road base may do the job, and there could be a test section done initially to determine success.

Reed offered to move the Port-a-let at Rodger's Park into the trees more, if he can level off a pad. It was mentioned that the toilet is here as a convenience for the picnic, and on a trial bases only.

Steve closed the meeting by mentioning that this is his last summer as president, and will be stepping down in August. He has enjoyed working with all the members of the board and will, of course, continue to help the association. He has served as a board member for the past 8 years. Many thanks were sent to Steve for his service.

Meeting was adjourned at 2:35