

Aspen Highlands H. O. A.

## Annual Meeting Agenda

08/03/2013

1:30PM / 3:00Pm

### Picnic

Meeting called to order: 12:58PM adjourned at 2:02PM

Board members present: Bill Morse, Sue Ward, Russ Christiansen, Reed Brannon, Pennie Weir and Richard Boomgarden as well as many home owners of Aspen Highlands Elk Mountain, Wyoming.

#### 1) Welcome;

Reed Brannon gave the welcome to all in attendance thanking everyone for coming to the picnic. Reed then turn the meeting over to representatives of the Elk Mountain /Carbon County fire department. Bob Myer and Ryan Lewis for a short informative discussion of fire safety as there was a wood fire in the subdivision. Open fire pits were discussed with having metal covers on the pits as spark suppressors and full metal pits with covers to control sparks from our fires. They also discussed knowing what the current fire dangers status was at the time. Reed reminded all that we attempt to let everyone know at the entrance. We can also check for fire status at the Carbon County web site as well as BLM website. We also need to be thoughtful in placement of our wood piles as to leave space between fire pits. Decks and sides of cabins. We also need to watch the tree overhanging our homes and ground clutter so fires cannot work their way through the short grasses and allow the fire to continue to burn to our homes. We also need to work on water supplies for the fire department to gain access to water to fill their trucks. Rogers's pond was used but has a shallow depth so pumps tend to suck up mud off the bottom and foul pumps. They felt we needed to move a picnic table so they can back in and get closer to the pond. We also need to make changes to our pond to allow water to be pulled out for firefighting apparatus. They also discussed the possibility of having a fire truck on site with training to follow. The Elk Mountain fire department has put a link to our web site and Sue responded that she would do the same as they stay current on fire danger. One can also talk to Bill Sherwood at the Carbon County Fire Department. Telephone number 307-321-1901.

#### 2) Approval of electronic vote of June Meeting Minutes;

Reed explained to those in attendance that we had gone to an electronic vote as to be able to place minutes on the web site so all can see what was discussed and then do a verbal vote at the next meeting.

Motion was made to accept the minutes by Russ Christiansen and seconded by Bill Morse. Motions carried.

3) Old business

a. Treasure's report

Bill Morse

Bill Morse presented the treasures report. New bill were present for payment.

Motion was made to accept by Pennie Weir and seconded by Russ Christiansen. Motion carried

4) Election of 2014 Board Member

Richard Boomgarden

Each person in good standing on HOA fees was allowed one vote per lot they owned.

Four name were present by the Nominating committee.

Bill Morse

Debbie Busch

John Bragg

Charlie Huff

Nominations were allowed from the floor. No name were given.

Voting results. Bill Morse, Debbie Busch, John Bragg

5) Report on Workday accomplishments

Many projects were finished, brush was cleared from around Rogers pond and park.

Staining of the picnic shelter as well as shingles were replaced on the shelter itself.

Roads were also graded and more road base put down. Thank yous are as follows

Park Projects:

Ernie Duran, Fred Cariaso, Fred Bush, Bob Ammann, Duane Johnson, Ken Yetter, Denise Brannon, Denise Da Dante.

Entrance Project

Bob Ammann, Kevin Ward, Fred Busch, Stohleng

Grading of Roads

Duane Johnson

6) 2013 Road Projects

Steve Pink

Many changes are already obvious as we drive into Aspen Highlands subdivision. The county has finished the entrance by raising the road and installing the new cattle guard and new concrete work. The new fence and

gate were installed by many helpful member of this community. Duane Johnson has been hauling and repairing many roads in our subdivision. Mr. Pink brought up the idea of using a binder on our new road base to hold it in place. He will be bring us pricing as well as pros and cons to its use as there were questions brought up as to its effects on plant and animals as well as vehicles when wet. Also length of time it will last. Reed Brannon brought up the idea of us going to a bank and borrowing enough money to repair all the roads in the subdivision at one time. Questions were brought up as to how it will affect our HOA fees and Bill Morse responded that this year's payments have been better than normal but going on a normal year as we do not have the road payment anymore we could use that amount and use that to make our payment to the bank. Bill Morse informed us that we could afford \$10,000 without raising HOA fees from present levels. There were no home owners present that voiced any objections to the loan. Reed will talk to the bank and come back to the board with more information. There was much concern as to the increase in speed of cars due to better roads and we must all watch ourselves as to how fast we are driving.

7) Architectural Committee

Dan Aneiros

Taylor are going to be tearing their place down as to an infestation of marmots. They will be rebuilding on their property in another location. Duane Johnson is making great progress and will be finished soon. Steve Pink is in currently working on his garage and is making great progress. Duran's deck is being completed.

8) Fiscal 2014 Budget Discussion

Bill Morse

Bill Morse brought some new changes to the 2014 budget.

2014 Proposed Budget

Jan.1<sup>st</sup> to Dec. 31

|                    |           |
|--------------------|-----------|
| Administrative     | \$50.00   |
| Elk Mnt. Vol. Fire | \$200.00  |
| Emergency Fund     | \$500.00  |
| Fence Repair       | \$0.00    |
| Insurance          | \$625.00  |
| Land Tax           | \$650.00  |
| Lease              | \$1000.00 |
| Legal Costs        | \$500.00  |

|                  |               |
|------------------|---------------|
| Weed & Pest      | \$100.00      |
| Road Maintenance | \$12,500.00   |
| Rogers Park      | \$150.00      |
| Road Payment     | <u>\$0.00</u> |
| Total            | \$16,275.00   |

9) Report Results Of Election Richard Boomgarden

Bill Morse, Debbie Busch, John Bragg voted in to the board

a) 2014 Nominating Committee

Sue Ward will head up the Nominating committee for 2014

10) Report from Fiscal Review Committee Mike Busch

No financial irregularities were found in the books for Aspen Highlands subdivision. Suggestions for the past due HOA fees was to look as our oldest and largest and turn them over to a collection agency. We would not receive all the amount but a portion might be better than none at all. There are approximately 5 long-term no pays and are valued at about \$8500.00. Also suggested listing names in the minutes of the meeting. Commended Bill Morse for all his hard work as the treasurer and all joined in with agreement.

11) Other Items.

Reed Brannon thanked Steve Pink for the signage for Rogers Park

Motion was made to adjourn by Pennei Weir

Seconded by Russ Christiansen

Motion Carried with all approving.