

Aspen Highlands Home Owners Association Annual Summer Meeting Minutes- Held Saturday, Aug 2, 2014

Meeting was called to order at 12:57 at Rodger's Park. Present board members were Sue Ward, Bill Morse, Lynn Pink, Pennie Weir, Deb Busch and Russ Christiansen. Board member absent was John Bragg. Committee Members in attendance were Steve Pink and Charlie Huff. Also in attendance were Reed Brannon, Kevin Ward, Janice Huff, Fred Cariaso and Duane, Tim and Brian Johnson.

Treasurer's Report: Bill Morse read the treasurer's report and the motion to accept was made by Pennie Weir, second by Kevin Ward. Sue and Bill were both thanked by all present for their hard work in collecting over \$5000 in unpaid dues- a great advantage to the budget and a reminder to all homeowners that unpaid dues will be diligently pursued.

Work Day Project: Reed Brannon updated the association members about the results of the work-day project, held on June 7th. Many members helped this year with building a lay-down fence at the top of our subdivision. Both Aspen Highlands homeowners and ranchers from the UL worked together to repair and re-build many sections, resulting in great comradery and good will between our neighbors, and signaling to the Elk Mountain Ranch that our co-operation with them will be continuing in years to come. Members agreed to help with the fence again in the spring, and a special thanks to Reed was given for his heading up this project with such success.

Road Report: Steve Pink gave the road report. This summer Aspen Highlands bought and spread approximately 50 loads of dirt, taken from the Double Eight with permission from Willis Williams, and spread by Duane Johnson of Golden Eagle Homes. Willis has agreed to provide this same amount next summer as well, so Duane can continue to spread more on areas that were not addressed this summer. Steve noted that this same procedure was done last year as well, and by approaching road repair in this manner, Aspen Highlands can stay within the road budget allotment, and Willis stays happy with the amount of dirt gradually removed each year from his property. Steve thanked Duane for his hard work and a "top-notch" job, and Bill thanked Steve for his handling of the roads.

Fiscal Budget Alterations: Bill Morse suggested a change to the 2015 fiscal budget. He proposed adding \$500.00 more to the legal allotment bringing the total to \$1000.00 per year. This would enable the association to better initiate any legal action, should problems arise. Reed made the motion to accept the change, and this was seconded by Deb Busch, motion carried. Reed also made a motion to release \$2500.00 from the road budget to be made available for dredging Rogers Park pond, if adequate preparations are made. He is concerned with the silt build up and the future of the pond for fishing. Kevin Ward seconded and the motion carried.

Board & Committee Changes: Steve Pink made a motion to accept Charlie Huff as Architectural Control Committee Chairman, replacing Dan Anerios. Deb Busch seconded, and the motion carried. Several changes were made to all of the committees, and new members volunteered. The committees and members are:

ROADS- Reed Brannon-(Chair), Kevin Ward, Harris Jensen

LEASE- Steve Pink-(Chair), Dan Sanchez, Ernie Duran

ARCHITECTURAL CONTROL- Charlie Huff-(Chair), Reed Brannon, Brian Johnson

NOMINATING- Denise Brannon-(Chair), Debbie Busch

Two new board members were elected by ballot - Sue Ward and Duane Johnson

Open Discussion: A homeowner expressed concerns about how individuals can use their property and questions were raised. Can owners mine on their property, or cut trees/logs for sale? Another homeowner expressed concerns about violations within the subdivision that were against our covenants. This generated discussion about the rules and regulation, covenants and bylaws, and all agreed these covenants are too vague. A proposition was made to re-write the covenants to be more specific, and to be more helpful in defining violations. An ad-hoc committee was formed to work on this issue. Charlie Huff volunteered to head this committee, along with Steve Pink and Karen Ammann.

In conclusion, Steve thanked Russ Christiansen for his many years of service to the board. Russ was commended for always attending each and every meeting, and for his high level of commitment to Aspen Highlands homeowners.

Motion to adjourn was made by Russ, seconded by Kevin Ward. Meeting was adjourned at 1:57pm.