

Aspen Highlands HOA  
Oct. 4th Meeting Minutes

## MINUTES- AHHA MEETING

Meeting was held on October 4th, 2014 at Pennie Weir's cabin.

Meeting was called to order at 11:09- All board members were present: Sue Ward, Debbie Busch, Pennie Weir, Bill Morse, Lynn Pink, John Bragg & Dwayne Johnson. Also present were committee members Charlie Huff, Reed Brannon, Steve Pink, Tim Johnson, and homeowners Karen and Bob Ammann, Rich and Chris Boomgarden, Deb and Neil Johnson.

Minutes from August meeting were approved. Bill Morse gave a report on dues that are still owed, dues that have been paid since last meeting, and those accounts that have been turned over to collections. The board feels that dues collection is going very well. One homeowner, Iron Bar Holdings, was cited as not paying dues this year. It was noted that Iron Bar Holdings has spent much money and labor on repairing our subdivision fence and maybe this cost would off-set their dues for this year. Debbie made a motion to send a letter to Iron Bar to inform them of this trade-off while reminding them of their dues owed. Pennie seconded the motion and it was carried. Bill mentioned that we received a thank you letter from the Elk Mountain volunteer fire department for our donation, and then he read a letter from a homeowner expressing concern about violations in our subdivision and discussion of this followed the committee members reports.

Reed gave the roads report. He said he is continuing the road repair program that has been on-going for the past 2 years and detailed the plans for the upcoming fall of 2014 and spring and winter of 2015. This report is attached. Steve gave a report on the lease next, asking hunters for their cooperation and consideration of the rules and ethics when sharing the school section. It was generally agreed that all hunters must be aware of and help each other in order to enjoy a safe and quality hunting experience on the mountain. Charlie Huff said there was nothing new to add to the architectural report given at last August's meeting, but then presented a new version of the covenants, that were written by the ad-hoc committee to re-write them established previously. Included in the re-write was an expanded version of the duties of the Architectural committee, along with some clarification and more detail to many covenants. Charlie will continue to work on the new ACC standards and the changes to the covenants will continue to be clarified at the next meeting.

Discussion followed concerning the proposed covenant changes and new ACC standards, and how to deal with the violations. There were several violations mentioned, and the board has already dealt with some of them successfully, but there are still more issues that some members felt need attention. It was suggested that the board assess fines as one way to deal with them, or possibly hire a lawyer to put some teeth into enforcing the covenants. Members then talked about the difference between a violation of the covenants and a nuisance or an annoyance- but realized all are legitimate concerns. Debbie Busch made a motion that the Architectural committee be responsible for certain violations, construction type problems, etc, and the board be responsible for nuisance type violations, motion seconded by Pennie Weir; motion carried. Realizing the board is all volunteer and not the police, a new plan was proposed to better manage the violations, starting with:

- 1.) Prioritize the violations to determine where the board efforts would best be spent
- 2.) Determine if violation is against covenants or just a nuisance

3.) If violation or nuisance fall under the ACC standards, then the ACC will deal with it by either calling the homeowner and/or sending letters. If no response is given after that, the issue will go back to the board to determine if legal action or fines assessed will be in order. If the concern is a nuisance, then the board will take the same steps - calling and sending out letters. The board admitted that this procedure does take time, but can be very successful.

It was noted that Aspen Highlands is a special subdivision and is growing. The board's efforts to keep our properties valuable, clean and safe within our budget and means is an on-going process. It was generally agreed that all homeowners have some type of individual concerns but overall, the mountain has retained its high property values and the community is positive.

The next meeting time and place was announced: February 7th, 2:00 at the Busch house in Laramie.

Motion to adjourn was called by Pennie and seconded by John at 1:09 pm.