

Aspen Highlands Homeowners Association
Annual Meeting Minutes
August 6, 2016

Minutes:

Sue Ward called the annual AHHA meeting to order at 12:50 pm, on August 6, 2016, at Roger's Park.

Board Members Present:

Board members present were: Sue Ward, Debbie Busch, Bill Morse, Debra Olsen, Duane Johnson, and Ernie Duran.

Board Member absent:

John Bragg

General Business:

Introductions: Sue introduced herself and asked new members in the subdivision to introduce themselves as well. New members present were Jake and Stacie Anfinson. Sue thanked Reed and Denise Brannon for their yearly contribution of pulled pork sandwiches for the picnic. She also thanked the Board members and Committee Chairpersons that have served, and introduced them as well.

Covenants: The proposed covenant changes did not pass. Sue noted that the Board has been bombarded with requests to enforce the existing Covenants and make changes that would give them sufficient power to do so. She remarked that, "A lot of hard work and countless hours of discussion have been spent on the subject, not to mention the cost to our budget. The entrance sign to our subdivision states, 'Protective Covenants Are Strictly Enforced.' Sadly, this is a false statement. The Board has been charged with protecting the best interests of the entire subdivision and we all take that responsibility very seriously. We have gained several newcomers to the subdivision and the Board is excited for the opportunity to work with them all. As our community grows, the Board will continue to work hard and strive toward improvements in our subdivision."

Improvements: The pond has a new "facelift." It was dredged deeper and stocked with fish. Reed and Denise Brannon raked, reseeded and tried to reclaim the area around the pond. They organized a crew to build and repurpose the picnic tables at the park. The roads in the subdivision have never been better. Over the past 3 years, 146 loads of road base have been hauled and added to the surface, and over 149 hours have been spent making road improvements. A new culvert has been added because the existing one was too small to carry spring runoff. An operator has been hired in the springtime to blow out major snowdrifts within the subdivision to help prevent road erosion, also caused from spring runoff. Recently, the Association has spent about \$30,000 on road maintenance. Sue reminded residents of the 15mph speed limit in the subdivision and asked them to remind other family members and guests of the speed limit as well.

Pets: Sue asked that residents be mindful of their neighbors with regards to pets. If an owner cannot maintain voice control over them, the pets should be put on a leash when going off the owner's property.

Firearms: Please be aware that firearms should not be discharged within the subdivision.

Sue remarked, "The mountain is a sanctuary to us all and we all have very different and individual ways of enjoying our time up here. We all don't see things the same way, but we are after the same results . . . to enjoy the mountain. I hope we can continue to embrace and respect our individuality."

There are many residents who have spent countless hours improving the subdivision. Sue thanked all residents for improving and maintaining their personal property as well. It benefits everyone. She specifically thanked Reed Brannon and Kevin Ward, who twice a year in muddy and bad weather, put up and take down snow fence, and install reflectors on the roads. Duane Johnson and Debra Olsen have worked on the roads, spreading road base and removing large rocks off the surface. Charlie Huff has dedicated many years of service as a Board Member, Officer, Committee Chairperson, working on Ad Hoc, By-law and Covenant Committees. He has a lot of wisdom and knowledge, is a great listener, and has a calming inspiration. "Thank you Charlie."

Swing: Reed Brannon dedicated a hand built swing in memory of Darlene Lorscheider. Darlene was the first resident of the subdivision. She loved the mountain and was the epitome of a real lady! Reed gave a wonderful tribute to Ms. Darlene. Upon completion, the swing will be placed near the pond for all members to enjoy, in remembrance of her.

Library: Reed also mentioned that plans are unfolding for a new Library in Elk Mountain. The present Fire Station will be converted into a Library. The cost of the project is about \$200,000. Golden Eagle Homes has

contracted to do the work. All but \$15,000 has been raised so far for the project. A major donation in the amount of \$150,000 came from Mr. Walter Scott, owner of the Double 8 Ranch, which shows his dedication to our local community. There will be a dedicated "Kid's room" named after Bob Ammann. Bob loved kids and it is fitting to name the room after him. The room will cost about \$5,000. About half of the money has been raised so far. If AHHA residents are interested in donating to the "Kid's room", Reed will send out a card/envelope about the end of September and donations will be accepted at that time.

Report of Treasurer:

Treasurer, Bill Morse read the Treasurer's Report. Expenditures since the last Board meeting were as follows: a donation for the park swing, PA Signs (11 signs for the hunting area), Secretary of State (filing fee), Double 8 Ranch (road base), Golden Eagle Homes (road work). There are some delinquent accounts for uncollected dues owed to the Association. Bill has recently sent out "past due" notices for those accounts.

Mel Forney motioned to approve the Treasurer's report as read, seconded by Kevin Ward.

Bill discussed the 2017 budget for next year. The only significant expenditure was for administrative fees, which was postage and envelopes for the mailings in February. Bill suggested that we budget an extra \$230 for admin fees for 2017. Kevin motioned to add \$230 to the budget for administrative fees making it a total of \$500, the motion was seconded by Tim Johnson.

Board Vacancies/Voting:

Sue introduced Denise Brannon who chairs the Nominating Committee. There are two members going off the Board, Debbie Busch and Dr. Bragg. Denise read the names of four persons listed on the ballot to be voted on for the Board vacancies; 1) Stacie Anfinson, 2) Debbie Busch, 3) Todd Canaday, and, 4) Steve Pink. Sue asked for any nominations from the floor, of which there were none. Ballots were handed out, and votes returned to Denise. Debra Olsen tallied the votes including several "Proxy" votes. Results of election for two Board vacancies went to Stacie Anfinson and Todd Canaday.

Sue explained that AHHA Members at the meeting are required to nominate Chairpersons for the Architectural and Nominating committees. They are not Board appointed positions. Debbie Busch volunteered to chair the Nominating Committee. Tim Johnson was nominated to chair the Architectural Committee.

Correspondence:

A letter was read from Guy and Sandy Young regarding their proxy vote and the proposed changes to the *By-laws* (Covenants).

Water Tank and Pump:

Sue explained that the water tank and pump located near Roger's Park pond belongs to the Association and it really isn't useful anymore. The Fire Department (FD) has discouraged anyone from using it. She would like to post a notice in the Elk Mountain Post Office and put the word out to local ranchers, to sell the water tank and pump. It is available to anyone who wants to purchase it. The money will be given to AHHA. Jim King donated the motor for the pump years ago. Mel Forney contacted Jim recently and he would like the motor back. The FD suggested removing the picnic table that was permanently cemented to the ground at Roger's Park, as well as dredging the pond so they could readily have access to water in case of a fire emergency. Both of those suggestions have been done. The upper pond located on Dr. Bragg's property is also available to the FD in an emergency.

Shed Donation:

Rod and Robin Taylor have offered to donate a 12' X 24" shed to Subdivision. The shed is on skids and can be moved to a different location. It might need some paint and fixed up. Sue said the shed could be used for storage of snow fence, the swing, extra culvert, etc. and other items belonging to the Subdivision.

Sue asked for a motion to move on the two suggestions above (selling the water tank/pump and making good use of the shed). Motion made by Charlie Huff, seconded by Debra Olsen.

Lease Committee:

Steve Pink reported there are 22 hunters this year and \$2,500 was collected for the Association. There will be a meeting at Steve's cabin at 10 am, on August 13, 2016, to touch base with all the hunters. The meeting will cover safety issues, how people see the future of the lease, how to retrieve an animal that jumped over the

fence after it's been wounded, etc. The main concern is hunter safety. The meeting will provide an opportunity to meet all the other hunters and exchange information. Anybody can come to the meeting.

John Itzen expressed his concern that there are 22 access permits, some of which went to other family members and friends, and "he's a homeowner and can't even get a permit up there." He also remarked that the Association is collecting and giving the money to the rancher to traverse his fence. Steve said there would be further discussion of the matter at the meeting. Sue noted that the permit process "is on a first come, first served basis and no one is excluded." John reiterated that the homeowners should have first chance at the permits, not anyone else. There was some discussion about "corner hoping," whether or not it is legal. Steve asked John to attend the meeting and he said he would be there. Sue Ward assured John that his concerns were heard and the Board would follow up with them."

Architectural:

Chairman, Charlie Huff reported one approval since the last meeting in June, a shed on the Duane Johnson property. Several members expressed thanks to Charlie for everything he'd done for the Association.

Conclusion of Meeting:

Sue concluded that there would be a short Board meeting after the AHHA annual meeting to elect officers.

Motion to adjourn the meeting came from Mel Forney, seconded by Reed Brannon.

The meeting was adjourned at 1:40 pm.