

Aspen Highlands Homeowners Association
Board Meeting
June 4, 2016

Minutes:

Bill Morse called the meeting to order at 10:05 am, on June 4, 2016, at the Johnson/Olsen cabin located in Aspen Highlands Subdivision/Elk Mountain, Wyoming.

Board Members Present:

Board members present were: Bill Morse, Debra Olsen, Duane Johnson, John Bragg and Ernie Duran.

Board Members absent:

Debbie Busch, Sue Ward

Other Members/Persons Present:

Danny and Charl Sanchez, Charlie and Jan Huff, Mel Forney, Reed Brannon, Chuck and Melody Harris

Approval of Minutes:

The Board approved the electronic minutes of the October meeting, when in fact the minutes were already approved in the February Board meeting

Report of Treasurer:

Treasurer, Bill Morse read the Treasurer's Report. Expenditures since the last meeting were for Post Office box rent, postage and envelopes for the February mailing of dues and amended covenants, tax preparation fee, insurance, and M & B Enterprises for snow blowing. The hunting lease donations came in at \$2,400.00, so the Association will pay the remaining \$100.00 as previously agreed upon by the Board. Reed commented that the equity of our Association is going in the right direction. Bill said the overdue accounts are slowly getting paid up. Some past dues have been collected by the Collection Agency, however the fees the agency charges goes back onto the delinquent account(s). But, overall Bill feels like there is progress being made towards getting the accounts paid up.

Bill mentioned that the bank returned a check for dues, to him. The particular person that wrote the check had also paid \$200.00 towards the hunting lease, so Bill applied the lease money towards the past dues account, and that person will not be able to hunt this year.

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

Correspondence:

Bill read a letter to the Board from Charl Sanchez. The purpose of Charl's letter was to request the results of the 2016 vote on the amended Restrictive Covenants prior to the June Board Meeting. Bill said the amended covenants did not pass and there would be further discussion regarding the voting results and covenants later in the meeting. Charl then commented that she had recently found the results of the "vote" posted on the AHHA website.

Committee Reports:

Roads:

Reed reported that he and Duane Johnson took a tour of the roads in the Subdivision and in spite of a very tough winter, they faired pretty well. There are two damaged spots where there is erosion. Duane said the roads could be fixed by crowning them, and creating ditches so the water will run off in the proper place. He also plans to add more gravel where necessary. Reed mentioned that he hopes to get a new 36" culvert from the County and have it installed on the lower road. The existing culvert is too small, and cannot handle large amounts of runoff water in the spring. It is washing the road out. Reed hopes to have enough allocated funds to repair the roads and add a culvert, but if he lacks some money, he may have to request more from the Board at the August meeting. Duane will work on the roads this summer. Reed said it was very helpful to have the snow blown off the roads early in the spring. John Bragg asked if the Rights-of-Way could be cleared also. There was some discussion with regards to ownership/responsibility of the ROW's, how they could be cleared, where the drifts are the worst, how the snow could be removed, etc. Reed suggested having a possible "work day" for clearing the ROW's.

With regards to the Roger's pond dredging project, the track hoe was able to reach out to dredge about one half of the pond. A lot of silt was removed from the bottom of the pond and placed on the east side of the dam, lowering the level of the pond about 4 inches. As a result, the fish are healthier and the Fire Department is happy to have access to more water if necessary. The Road Committee only used about one half of the allocated money for the project. In the process, Reed removed the old picnic table at the park and he has volunteered to re-build it. He also plans to build 2 new 6' tables, so we'll have 3 tables available for use at the park. If the Board wants to provide the lumber, Reed and Charlie will build the tables. Reed would also like to build a 3-person swing for the park in memory of Darlene Lorshire, a long-standing member of AHHA that recently passed away. He'll have a plaque made with her name on it, and placed on the swing. Bill asked about the level of the Sullivan pond. Reed said it is full again; there was likely a drainpipe that was plugged with ice.

Debra motioned to give the Road Committee \$300.00 for materials to build picnic tables, seconded by Ernie.

The Board would like to thank Mike and Debbie Busch, Kevin and Sue Ward, Duane and Deb Stolns, and, Reed and Denise Brannon for buying another round of fish to stock the Roger's Park pond. There are approximately 250 fish in the pond at the present time. Adults can "catch and release" fish from the pond, while children may keep one fish.

Lease:

Steve Pink sent his lease hunting report to the Board. Last year's hunting "Sign-in" book was also made available for review at the meeting. Bill read Steve's report. "The hunting season was a success, the committee raised \$2,400.00 from qualified hunters for the 2015-2016 season. There were no major violations or incidents reported. Along with elk, the first bear was harvested on the School section. Again, the committee has collected \$2,400.00 for the upcoming 2016-2017 hunting season. There will be a mandatory meeting of hunters to review safety and governing rules. The primary concern will be safety. With 20 registered hunters we must be particularly cooperative before going up on the mountain. Lastly, the Lease Committee requests a budget for eight 10X10" aluminum signs for use on the perimeter gates at approximately \$17.00 each." Bill asked what the signs would say. Danny Sanchez replied that the signs will read, "No motorized vehicles beyond the perimeter fence." The committee would like to put them up to remind the new hunters and Mr. Eshelman that motorized vehicles are not allowed on the State section. If anyone sees an ATV on the State section, they should call the State or someone on the Lease Committee.

Ernie motioned to give the Lease Committee \$150.00 for 8 signs, seconded by Debra.

Debra asked Danny if it is possible to obtain a list of the qualified hunters for the 2016-2017 season, so all hunters are aware of who is hunting on the State section. Danny said the Committee would provide that list by the August meeting.

There was some discussion with regards to the coordination and timing of, 1) the WY Game & Fish license draw process, 2) Tetrad's February deadline for remitting the Lease Access fee, and, 3) the date the hunter's remit their money to the Treasurer for Lease hunting privileges. Bill asked if the Lease Committee could provide a list of qualified hunters prior to May 31st license draw, so if a hunter cannot hunt in Area 25, they can always put in for another desired area. Danny said, maybe the Committee can discuss the dilemma at the mandatory meeting. Danny and Steve will discuss setting a date for the mandatory meeting.

Nominations:

On behalf of Denise Brannon, Nominating Committee chairwoman, Reed Brannon reported that the committee is starting to get nominations for the upcoming Board vacancies. They will prepare ballots and have them ready for voting at the August meeting.

Architectural:

Chairman, Charlie Huff reported eight approvals since January 2015; including a garage for Dale McCartney, a shed for Mike and Debbie Busch, a shed and new roof for Kyle and Carrie Khoepfle, thinning trees on two lots for Kevin and Sue Ward, a new home for Bob and Sandi Farris, a road/driveway for Stacie Anfinson, a garage for Fred Busch, and a preliminary plot plan for Danny and Charl Sanchez.

Chuck and Melody Harris plan to hire a company to thin the trees for a defensible space around their cabin and move in a shed for storage. Bill and Charlie advised them to submit a plan of their intent to the Architectural Control Committee.

Amended Covenant Results:

Bill reported the vote results on the Amended Covenants. The covenants did not pass. Bill said, from talking to people in the past that sometimes it takes several tries to get the covenants to pass. We can either leave the covenants as is or try to request another vote at a later date. The majority of voters that responded were in favor of the amended covenants, but because many of the lot owners did not respond, their non-response was counted as a "No" vote. There was some discussion as to why the amended covenants did not pass. It was suggested that we send out a letter next time with the covenants, explaining the proposed changes/ amendments. That was done in the past and it seemed to clarify the changes. Bill said it's up to the membership and the Board as to whether they want to re-send the amended covenants out for vote again. There was some discussion about who should be eligible to vote in our subdivision and why the "non-responses" were counted as a "No" vote, etc. Bill suggested that we have further discussion on the topic at the August meeting and decide where we want to go with the covenants. Charlie reiterated, "The amended covenants are important because there is a lot of out dated items in the existing ones."

Mel Forney motioned to accept the Amended Covenant results, seconded by Ernie Duran.

Conclusion of Meeting:

Reed and Denise Brannon will provide pulled pork for the August Homeowner's picnic at Roger's Park. Other members may provide a side dish, table service and a lawn chair if they wish.

AHHA might organize a workday for members via e-mail after it is decided what work needs to be accomplished in the subdivision.

Mel Forney inquired about the water wagon, whether it is full or not. Bill will find out more about it and report back. Several discussed availability of water for the Fire Department. John Bragg said they could use the water in the pond adjoining his property, if necessary. Bill will pass the word on to the Fire Department, so they are aware that there are three sources of water for their use in the subdivision.

Meetings:

The next Board meeting will be held as follows:

August 6, 2016 - 12:00 pm- to be held at the Roger's Park Community Shelter, Aspen Highlands Subdivision.

Motion to adjourn the meeting came from Mel Forney, seconded by Duane Johnson.

The meeting was adjourned at 10:52 am.