

**Aspen Highlands Homeowners Association
Board Meeting
June 3, 2017**

Minutes:

Sue Ward called the meeting to order at 12:05 pm on June 3, 2017 at the Roger's Park Community Shelter, Aspen Highlands Subdivision.

Board Members Present:

Sue Ward, Bill Morse, Todd Canaday.

Board Members Absent:

Debra Olsen, Duane Johnson, Ernie Duran and Stacie Anfinson.

Other Members/Persons Present:

Steve Pink and Tim and Myrna Johnson.

A motion was made for Myrna Johnson to take the minutes since Stacie was absent. All were in favor of the motion.

Quorum:

There were not enough board members present to take action on any items. General discussion took place on various topics. No vote was taken on any item.

Approval of Minutes:

There were not enough board members present to take action on the fall minutes.

Report of Treasurer:

Treasurer, Bill Morse read the Treasurer's Report. Expenditures since the last meeting were for Post Office box rent, envelopes and printing for the 2016 fall meeting, Richards and Richards for tax preparation fee, State Farm for liability insurance, Reed Brannon for picnic table repair and swing installation, Sue Ward for swing expenses, The Honey Wagon to clean out the outhouse, Sue Ward for legal fees, Carbon County Treasurer for property taxes, the Double 8 for the hunting lease, and M&B Enterprises for snow blowing. The hunting lease donations came in at \$2500.00 with 24 hunters. Bill mentioned that he would like to discontinue having two signatures on the checks for recurring bills. The idea is to go to one signature to save time and money but stay with 2 signatures for payments to reimburse homeowners or other non recurring bills.

Committee Reports:

Roads:

Reed's report was ready by Sue Ward since he was absent. They are planning to continue work on the roads as soon as Duane Johnson is available. Discussion was held about the ditch by Todd Canaday's. If that were to be ditched a little more it would keep water from going across the road. Steve Pink mentioned that the road north of Mill Creek Road and Antelope Run need some work. The junction at Elk Court and Mill Creek Road could also use some work. Tim Johnson will contact Willis Williams about getting more road material from him. Discussion was held about those that use the subdivision roads. Stacie will draft a letter requesting donations for the roads from those outside the subdivision that use the subdivision roads.

Lease:

Steve Pink said that he's heard no complaints and had no problems during the 2016 hunting season. There were 24 hunters. He would like to have an orientation for new hunters that are hunting in 2018. Discussion was held that applications for 2018 should be postmarked no earlier than January 1, 2018 to make it fair. Bill mentioned that 2017 worked really well in collecting the fees and dues all at one time. He'd like to see that continue. Sue mentioned that she'd like to have the hunting rules and regulations posted to the website.

Architectural:

Tim Johnson reported that there is a lot of building going on this year already.

Todd Neuffer is cutting trees for his road and home.

Building standards, requirements and applications were sent out to Stacie Anfinson and she has turned in the septic permit from DEQ to the architectural committee.

Building standards, requirements and application was sent to the Loaders for building a garage and putting on a metal roof.

Building standards, requirements and application was sent to the Canaday's. The architectural control committee approved the plot plan foundation and tree removal.

Building standards, requirements and application was sent to the Knoefle's. The architectural control committee approved the plot plan and tree removal.

Building standards, requirements and application was sent to the Sowin's. They would like to start a foundation and need to know the set-back from their property line. It was mentioned that the covenants don't define set-back. There was discussion to talk with the covenants committee to make some changes regarding set-back. It took lots of time, money and effort last time though. It was mentioned that several homeowners did not contact the architectural control committee before building.

Nominations:

Debbie Busch was not present so Sue read Debbie's report. Duane Johnson and Sue Ward are going off the Board. She spoke with Jeannie Loader, Brian Olsen and Myrna Johnson to see if they would be interested in being nominated. Steve Pink would also be interested in being nominated.

Addendum - Questions were raised by Board members about Brian Olsen and Myrna Johnson having their names on the ballot, as they are not owners of property within the subdivision. Debbie Busch was contacted as she submitted names to the Board. Debbie explained to President - Sue Ward, that she didn't think that either would be eligible to serve on the Board according to our Bylaws and Covenants - but she felt it was the Board's decision to make. After looking into the Bylaws and Covenants it was decided that we would be treading into "murky waters" if we were to move forward. Brian Olsen and Myrna Johnson will be removed from the ballot. The ballot will be revised to include the following names for the August 2017 election replacing Duane Johnson and Sue Ward:

Jeannie Loader

Tim Johnson

Steve Pink

Denise Vigil

Old/New Business:

The Lorscheider's would like to donate a sign but it may not be in place this year.

Sue asked that someone take over the website updating. Myrna Johnson mentioned that their son might be interested in helping with the website. She will talk with him and see if he is interested.

Sue would also like to have a list on the website of what is needed when you build. She'd like a message to be added to the architectural portion of the web that copies of permits should go to the architectural board. Letters will go out to all who have built in the subdivision asking that they provide any permits for their property to the architectural board for their files. It was also discussed that when the dues letters go out at the first of each year an architectural letter could be included to remind those that plan to make changes to their property contact the architectural board.

It was also discussed that Charlie Jack's corner pins to his property were in the center of the road. When the roads were worked on several years ago those pins were removed. He would like to have the pins replaced. Discussion was held as to getting a bid and paying to have the pins put where they should be.

Conclusion of Meeting:

Reed and Denise Brannon offered to provide the pulled pork again for the August Homeowners picnic at Roger's Park. Steve Pink said he would like to provide it this year to give Reed and Denise a break.

Meetings:

The next board meeting will be held as follows:

August 5, 2017 – 12:00 pm-to be held at the Roger's Park Community Shelter, Aspen Highlands Subdivision.

The meeting was adjourned at 1:12 pm.