

Aspen Highlands Homeowners Association

Board Members Minutes

August 3, 2019

Minutes for Board Meeting:

Meeting was held August 3, 2019 at Roger's Park.

The Board meeting was called to order at 2:25 pm, immediately following the Annual Homeowners meeting. Board members present: Todd Canaday, Tim Johnson, Denise Vigil, Kyle Knoepfle, Ernie Duran, and Pat Coyle-Rogers. Non board member's present: Debra Olsen.

Board Business:

Minutes from the board meeting on August 4, 2018 were read by Todd Canaday. Denise Vigil made a motion to approve the minutes with a second by Ernie Duran. Extensive discussion held on proper form of board and member meeting notice. Jeanie Loader questioned whether the bylaws allowed for a August Board meeting without special notice because the only Board meeting outlined in Article II section 2 is the meeting to be held the first Saturday in June. Tim Johnson found in Article VI section 2 states that officer position selection will take place at the first meeting of the Board of Directors immediately following each annual meeting. It was determined that the bylaws are not clear and open for interpretation. Further discussion was held on Article II Section 5 which states that a notice for the Annual and Regular meetings will be included with the statement of dues sent annually by the Treasurer. It was determined that the secretary would print up the notice of meetings and that the treasurer would send the notice with her annual dues statement. Jeanie Loader requested that all members be sent the dues and meeting notice as those who paid their HOA dues early in order to be eligible for hunting were not receiving the meeting notices that are to go out with the dues statements which makes the Board not in compliance with the meeting notice requested. Todd Canaday reminded the Board that the notice and dues statement can go out by email which would save a lot of money in postage. We have quite a few member email addresses and The Board will attempt to get additional email addresses at the next members meeting in August 2020.

Additional Board Business:

Debra Olsen (Nominating Committee) wondered if we should have a Bylaw change. Todd Canaday recommended that since we have money available that perhaps we should talk about having a lawyer review and make revisions to the bylaws and covenants. Debra Olsen mentioned that this has been tried in the past with a lot of time and effort going into it but any change requires a vote of the general membership and a no response is considered a no vote and no changes have ever passed. She remarked that they mailed out probably 150 envelopes and got less than 60 percent back. All the votes that were not returned according to attorney opinion was considered a no vote so Debra feels we will never get anything passed because people will not respond.

Discussion on Article II, Section 4:

Denise Vigil Read Article II Section 4 to the Board. Discussion held about the Board voting my email and the need for **ALL** Board members to approve any action by email. If all Board members do not approve the action cannot take place.

Assignment of Officers:

Board members selected for the following positions for the 2019-2020 term

President: Todd Canaday

Vice President: Tim Johnson

Secretary: Jeanie Loader

Treasurer: Denise Vigil

Members at Large: Pat Coyle-Rogers, Kyle Knoepfle, Ernie Duran

Change of Annual June Board Meeting:

Todd States that June meeting just doesn't work and would like to make a permanent change to the date. To permanently change the June meeting to a different date Debra Olsen states you must change the Bylaws. Any changes made in this meeting the members must be notified and voted on in the next Members meeting in August 2020 and is must be passed by a quorum and it tells you the definition of a quorum in the Bylaws. Debra read that the proposed changes will accompany the annual assessment mailing and will be voted on at the next annual meeting. Adoption will be by the majority of the members present at the annual meeting.

Special Board Meeting:

A special Board Meeting was requested by Todd Canaday for September 7, 2019 to discuss changes to bylaws. Jeanie Loader to mail notice of special meeting. Ernie Duran felt it is not fiscally responsible to spend the money for a special meeting if all we are discussing is bylaw change. It is decided that Board members will review bylaws and make suggestions for changes by email to Todd Canaday. It is decided that there will **NOT** be a special Board meeting on September 7, 2019. Proposed changes to the Bylaws will be mailed out with the 2020 dues statement and voted on at the August 2020 members meeting.

Authorization for payment to Elk Mountain Volunteer Fire Department:

Todd Canaday made a motion to approve writing a check for \$200.00 for a donation to the Elk Mountain Volunteer Fire Department. Second by Tim Johnson. Approved by all Board Members.

Meeting adjourned at 3:20 pm.

