



Aspen Highland Homeowners Association

PO Box 178

Elk Mountain, Wy 82323

Annual Meeting Aug 1, 2026

Before the Annual Meeting the board voted on Bill Morse replacing the vacant seat left from Todd Canaday's resignation.

Bill Morse's term is 2026-2028

Board Members Present:

President-Ken McCartney

Treasurer- Denise Brannon

Secretary- Kyle Knoepfle

Member at Large- Eric Greenwood

Member at Large- Danny Dale

Not Yet Assigned-Bill Morse

Board Members Absent:

Member at Large- Dan Knoepfle

Association Members Present:

Bill Davis, Danny and Charl Sanchez, Bob and Sandy Farris, Fred Cariaso, Greg Sown, Rob Amann, Joe Wittmann, Todd Canaday, George and Patricia Rogers, Toni and Craig Brommer, Carrie Knoepfle, Jeremy Sowin. Please see attached sign in sheet.

Members on Teams Online Meeting Program:

Melody Morse, Barb Sowin, Misty Canaday, Dan and Irene Knoepfle,

Ken Started the meeting at 12:25

Ken mentioned that Mel Forney had passed away.

Celebration of life will be at the Cabin. Time and Date TBD

Denise Brannon gave the Road Report:

Continuing to improve the main roads.

Quite a bit of blading and some gravel was brought in, gravel was free from Brian O Conner and only charged us the trucking (Hayes Trucking).

\$500 was collected from residents in Aspen Meadows

\$2200 for deer run last year for clearing the sides of the road

Reed suggested a \$50 per year increase in the dues to keep up with the road.

Steve Pink made a few new road signs so a big Thank You to the Pinks!

Bob Farris brought up that he thought that we were going to wait, save money and do a bigger road project.

Ken brought up that according to the internet a common access road requires two or more driveways. So all roads in the subdivision are "main roads."

Denise moved to approve the Road Report, Ken seconded the motion.

Architectural Report:

Greg gave the Architectural report.

Reviewing a lean-to on Ken McCartneys garage for trailer storage, Kale on 1A was approved for a Connex, and submitted a site plan, Jeremy is still building, Bill Morse has received approval for a garage/shed and is in "limbo".

Ken McCartney brought up that Karen Amann has complained about Daniel Dales lot that has a partial log cabin that was started years ago by a previous owner.

Bob Farris brought up that a gray pipe is coming out of Angelo Sanchez's building, and that Bromer's have an incinerating toilet and wasn't sure if that was ok or not.

Bob said they worked through a perk test and putting in a septic system because they weren't allowed to put in an incinerating toilet.

Greg Sowin is checking into both of Bob's concerns.

Todd Canaday motioned, Ken McCartney seconded to accept the Architectural Report

Treasurers Report:

Mitchel and Faaborg lots remain way behind in dues.

Denise brought up the taxes increasing, insurance etc, to which Todd mentioned that he did some digging with the BLM to make Rogers Nature area a "Sanctuary". This would hopefully decrease some tax liability on the Nature Area.

Donated \$500 to Elk Mountain Fire Dept

No snow removal costs this year.

Pond fund brush removal (Tim).

Fencing

Brush on Deer Run removal last year (\$2200)

Please see Treasurer Report attachment

Barb Sowin asked Bill Morse if liens can expire. He said liens will come off when the lot owner is turned over to collections, but they do not come off by themselves.

Legacy.com was brought up by Patricia Rogers to look up whether someone has past away who is behind on dues.

Danny Dale motioned to accept the Treasurers Report and Todd seconded the motion.

Barb Sowin, Misty Canaday, Irene Knoepfle, and Mel Morse are on the TEAMS side of the meeting.

Old Business:

Sandy Farris brought up that she wanted a list of everybody in the subdivision. Several people mentioned that they do not want their information out there for everyone.

Bob Farris and Sandy Farris brought up that they think the roads are worse than they've ever been. Many members said the roads are better than they've ever been. Eric

Greenwood said that over the Fourth there were a lot of people driving very fast up and down Antelope. Bill Morse mentioned that at his house in Cheyenne that they have not added any gravel to the roads for awhile but blade every year. And suggested getting a bigger blade to bring the gravel on the shoulders in, and take out some of the bigger rocks on the roads.

Ken said he has been around mining and dirt for 40 years and he thinks we need to get a bigger blade, and not continue to put more gravel on the roads.

Sandy/Bob motioned to wait on bringing in gravel, but light maintenance as required, Greg Seconded. 3 nays, 15 yays. Motion Passed

Greg mentioned Brian O Conner who graded this year was honest and said he wasn't going to waste time/money grading the roads, and he would wait until rained, which he did.

Denise motioned that the road committee would discuss the budget for the year with the Architectural Committee and present a budget to the board with the current needs for the year. Yeahs are 12 Nays are 2. Motion passed

Election Results:

Chuck Petersen, 2026-2029

Danny Dale, 2026-2029

New business:

Denise said we got a call from Carbon Power the other day about Antelope run and they are redoing some electric lines, they are dumping some gravel in anticipation of the project. Should be this fall.

Ken offered to head up a By Laws committee, after realizing that the ones we've been using from 2012 were never approved by members, only the board. This means we will need to revert back to the ones from 1985. Barb Sowin, Todd Canaday, Karen Amann, and Bill Davis offered to be on the committee.

Todd asked that a lawyer look at the bylaws when they're done.

Ken brought up designating a nominating committee. Todd Canaday asked to be a part of this.

Barb brought up improvements that have been done on the website. Our color link was taking people to a gambling website. Barb was able to upload another color scheme for

building on the mountain. Asked that people look up the link, and check out the color schemes.

Barb said that she would like to see us utilizing TEAMS more to get more people involved to eventually get more people involved. And hopefully get closer to the 75%, we would eventually need to change the covenants.

Bill Morse decided that we should send out a contact information request sheet with the dues.

Todd Canaday said he would like to put a trail camera at the entrance to the subdivision. Ken McCartney mentioned that he would like to do that as well. Todd said the system would cost approximately \$150-\$200. Suggested putting 1 camera at the entrance with a Grizzly Box, and possibly another Grizzly box or two throughout the subdivision.

Greg Sowin brought up that we still need a bigger sign saying Private Road or No Trespassing. Todd motioned that he will pay for the camera, Carrie Knoepfle and Bill Davis Seconded. Eric Greenwood said he would buy the surveillance signs.

Bill Morse motioned that we will reimburse Todd for whatever the cost of the service for the camera, approximately \$120-\$150 a year, Greg Sowin Seconded.

Greg motioned to adjourn, and Todd seconded.

2:24PM Board Meeting Started:

Election of officers

President: Ken McCartney nominated Bill Morse as President Denise seconded

Vice President: Bill Morse motioned for Ken to be VP, Kyle seconded

Treasurer: Denise volunteered herself for the position, Eric Seconded

Secretary: Bill Morse nominated Kyle, Denise seconded.

A letter will be sent to the bank, taking Ken McCartney off the bank accounts and adding Bill Morse.

Bill Morse said he'll give this a try and see how everything goes. And that he was appreciative of the people who want to work on the By Laws committee.

Bill said Greg will check into the composting toilet and if gray water can be dumped on the ground.

Greg said there is a possibility you need a permit to have a composting toilet but would check.

Road discussion:

Bill Morse brought up that he appreciates the TEAMS discussion. Motions would be ok, but that voting with a ballot would not be.

Bill Morse brought up the Pond depth, and that next year is the year to clean out the pond. Some different ways of possibly preventing the buildup of silt in the pond was brought up. Possibly diverting the water so that the silt could be taken out with something other than a big excavator. Pond depth is particularly important as it may have to be used for firefighting, and in that event needs to hold as much volume of water as possible.

Bill Morse said he will not be available until September 25 2026.

Greg Sowin mentioned that they had a welcome letter of sorts when they came to the subdivision. It was also mentioned this could include contacts for the ACC, contractors, police/fire, use of the public spaces and summer hiking on the state parcel.

June 26th 2027 will be the first board meeting

August 7, 2027 will be the August meeting

Bill Morse talked about sending out the dues letter with a request for contact information. And that we will send them a link to get on to the meetings.

Work Day:

Bill Morse suggested would/could do a work day on June 26th of 2027, start work at 8 AM. Will send out a reminder, and where we will have the meeting. Lunch will be provided after.

Bill Davis, Karen Amann, Todd Canaday, Ken McCartney, and Barb Sowin were chosen to be on the Bylaws committee

Nominating committee will be Todd Canaday, Barb Sowin, and Denise Brannon

Bill Morse mentioned that we need to have a good welcome letter, with contact information on it for the ACC.

Bill Davis mentioned that we should update the website with the 1984 by laws, and the articles of incorporation from 1985

Bill Morse motioned to end the meeting at about 3:05

Kyle Seconded it