

**ASPEN HIGHLANDS HOMEOWNERS ASSOCIATION  
PO BOX 178**

**ELK MOUNTAIN, WYOMING 82324**

CID 198300208129

Meeting was called to order at 12:15 on June 11, 2011 by President Steve Pink.

**Board Members Present:** Steve Pink, Reed Brannon, Bill Morse, Russ Christiansen, Jim King, via phone Charlie Huff, Sue Ward.

**Other Lot owners present:** Dennis DaDante, Kevin Ward, Charl & Danny Sanchez, Mel Forney, Pennie Weir

**Road work discussion:** Steve requested to discuss road work early because Keith Satchco was a guest and needed to leave. Bill reported that there is \$4000 for road repairs. Steve stated that 4 culverts need work. The board asked what Keith's fees are. He stated that his charge is \$65/hr for bobcat/dump truck. Discussion of the type of work needed took place. Keith will meet with Reed and Bob next week to give them a bid on the project for 4 culverts and a hole dug for the entrance sign.

We need fill material for the culverts and Reed will talk with John Bragg to see if they can pull dirt from his ditch. Motion made by Jim King, seconded by Reed Brannon to allow a onetime variance to the conveyance to dig from Brags ditch for culvert repairs if John Bragg agrees. Motion carried.

**Approval of Minutes:** Motion to approve minutes for last meeting, by Bill Morse, second by Reed Brannon. Motion carried.

**Report to Board Architectural Committee:** Charlie Huff reported that Dennis DaDante is wanting a garage, that project is pending. They had an inquiry from new land owner JT Walsh. Charlie has not heard any more from him.

**Report to Board Lease Committee:** Steve Pink stated that an individual that applied for access was inquiring if refunds were available.

**Discussion of the board.** Because the state does not refund for licenses we would not refund either. The board asked Danny if the committee would work on their policies to reflect a no refund policy. Danny reported that the application deadline for access is in August and that conflicts with permit deadlines. He would like permission to change the deadline. Discussion took place. They will also look at the possibility of limiting permits. Steve asked that the committee meet and bring a proposal of policy changes to the board at the next meeting. The new policy changes would then be posted on the web site. Danny asked that hunters let him know by June 30, 2011 if they are hunting this year.

Charl reported that she was in contact with the state in reference to Eschelmann possibly building a road through the school section. She followed up with a phone call to the State to clarify their response. She reported it was positive and that Eschelmann had not applied for a permit. The state will notify us if one is filed. Any violations on the school section should be reported to State Field Manager, Michael Henn at 307-777-7333. Danny also let the board know that he would like to step down from his position on

the Lease Committee. He will help out and finish up with duties asked of the committee at this meeting. He is willing to wait until a replacement is found.

The board thanks Danny for all his hard work over that past years with this committee. Steve Pink will advertise the open position on the web site.

**Report to Board Nomination Committee:** Russ Christiansen reported that he had been too busy this year to have anything to report. Steve will advertise on the web site looking for volunteers. There are two opening this year on the board: Russ Christiansen and Suzy McCartney (Charlie Huff is finishing her term). Reed will help Russ with a ballot when nominations are in.

**Report to Board Road Committee:** Steve Pink reported that roads are good. The roads may need to be graded in the future, which Reed will do if necessary. Work on the culverts discussed at the beginning of the meeting, the work will take place after bids are taken and a date is set for work. There was discussion that they will look at the less expensive route given we have volunteer man power. Motion was made and approved earlier in the Road Discussion for variance to excavate at Bragg, if possible.

Steve volunteered to park his truck at the water tank again this year for fire safety. It is noted that there should be a training day for land owners to operate the equipment.

There are some culverts that need cleaned out.

Reed asked permission from the board to inquire about purchase of rotomill that land owners could then reimburse the association for use of. The board agreed.

**Report to Board Bylaw Committee:** Pennie Weir reported that the bylaws were not yet out to members. The postponement of board meetings delayed the process. It is suggested that the revised bylaws be posted on the web site for members to review before the Annual Meeting and suggested changes be sent to Charlie Huff. Anyone can request a hard copy mailed to them. Bill has a list of e-mails and US mail addresses. Pennie asked if Steve would compose a letter to the members stating that the proposed bylaws would be posted for review. The letter could also let members know of the need for nominations for the board vacancies as well as the lease committee vacancies. Annual Meeting date is August 6, 2011. Steve agreed.

#### **NEW BUSINESS:**

**Report to Board Treasurers Report:** Bill Morse reported that he has paid taxes and insurance and is making payment on the road work loan. A donation of \$170 was made to the lease committee. \$7 donation to offset mailing costs. Discussion on land sold that we had a lien on but the lien fell through the cracks. Jim and Bill will check with the title company to see what can be done. The attorney will be contacted to ensure this won't happen again. Reed Brannon made a motion to accept the Treasurers Report, Russ Christiansen seconded. Motion Carried.

#### **ACTION ITEMS:**

**Snow Fence:** the snow fence worked great this year. It has been taken down and stored. We need two more for upstream next year. Budget will need to reflect that.

**Culverts:** Discussion took place in the beginning of the meeting.

**Sign:** Jim has posts from the power company in Rawlins. The sign will be installed this summer.

**Volunteer work day:** July 16-17. These dates will be published in Steve's letter as well as on the web site. Reed volunteered to host a free continental breakfast at his home to start the day. Thank You Reed.

**Insurance Upgrade:** Sue searched multiple bids. The best price is with State Farm.

**Web Site:** Sue Ward has done an amazing job with the new improved web site. Thank You Sue! Not all the old minutes etc. have made in on the site yet. Minutes need to be in pdf or secured so that they cannot be changed. A plat with new address will be added.

**Additional discussion:** about the second road access to the south and issues with the UL Ranch personnel. Jim will research the easement and get back to the board. Discussion on the Ivan Road access. Steve will work on if we can obtain Adverse Position.

**Motion to adjourn:** by Bill Morse, Second by Reed Brannon. Motion carried. Adjourned at 2:53 p.m.