

Aspen Highland Homeowners Association

Annual Meeting August 4, 2012 Minutes

Meeting was called to order at 12:55 p.m. by Pres. Steve Pink

Roll Call: present were Steve Pink, Reed Brannon, Bill Morse, Russ Christiansen, Pennie Weir, and Susann Ward, absent Jim King

Reed Brannon presented Steve Pink a Certificate of Appreciation from the board for his years of service on the Board and as President. Steve's service to the board and association has been greatly appreciated.

Motion to Approve Minutes with a change of name in the Architectural Report from Ken Johnson to Duane Johnson, by Pennie Weir, second by Russ Christiansen, Motion Carries

Volunteer 1st Responders, Bill Sherwood Elk Mtn. Fire Chief and Gary Rosentrater Engine Driver from Carbon County *Fire Dept. in Elk Mtn.* stopped by. They were making sure that the water truck would be able to access all of our roads. Reed has been working with them providing a detailed map of streets, water sites etc. They also advised that Carbon County fire bans include no open fires or use of charcoal/wood cookers. Only propane grills are allowed. Information is posted at the Elk Mountain Post Office also they recommend Big Foot Radio Station as a great resource for updates.

Report from Architectural Committee:

Dan Anerios and Charlie Huff reported that 2 applications were received. Duane Johnson well/septic was approved. Ernie Durran shed plan approved. Robert McNabb possible garage application has not yet been received.

Report from Nomination Committee:

Lynn Pink reported that Jim King served 6 years (3 as Treasurer) and Steve Pink served 6 years (4 as President). Thanks to both for their service.

3 Nominations were presented: Harris Jensen, Robert McNabb and Rich Boomgarden

Steve would like to recommend Harris Jensen for Road Committee. Currently only Steve is on that committee. Charlie Huff motions to wave the secret ballot, Bill Moris seconds. Motion carries.

Steve motions to nominate Robert McNabb and Rick Boomgarden as new board member to serve 3 year terms each. Second by Russ Christiansen. Motion carries.

Report from Lease Committee:

Ken Yetter asked the board for approval of the new Rules and Regulations as well as the Hunter Code of Ethics. Hunters for the 2012 season equals 20 hunters for \$2400. There was discussion on capping the amount of revenue from hunters. Homeowners may take any suggestions to the Lease Committee and they will be given consideration for next year. The lease committee's goal is to maintain safe and good quality hunting.

Motion to Approve Rules and Regulations by Pennie Weir, seconded by Russ Christiansen, motion carries.

Motion to Approve Hunter Code of Ethics by Susann Ward, seconded by Reed Brannon, motion carries.

Dan and Charl Sanchez reported that the reclamation of road easement on the school section by Esshelman was not being done. The lease committee will document that reclamation is not taking place. They remind everyone that no motorized vehicles are permitted.

Ken contacted the association's attorney Kurt Kelly about potential liability of tier 3 hunters to the association. He expressed that we have little to no liability as the lease holder.

Report from Road Committee:

Steve Pink reported that grading of the middle road and main road up from the County Road was complete using budget money.

He would recommend bringing in road base to update roads. Initial costs are expensive. There have been 4 payments made on the *loan* with only one left next year. Road Committee invested in 4x4 posts and new street signs to help the 1st Responders as well as visitors and delivery trucks. The signs were purchased at a wholesale price. Reed is working on placement to keep them unobtrusive and to avoid any snow drifts, etc.

Steve will make a FIRE BAN sign for the main sign at the entrance. Steve will ask Harris Jenson to serve on the Road Committee.

Report from Bylaw Committee:

Charlie Huff reported that the committee has work with the board for the last 2 years and the board had voted to approve and recommend the bylaws to the members. It is noted that next year the restrictive covenants need to be reviewed for change.

Motion by Russ Christiansen to approve the Bylaws, second by Reed Brannon, motion carries.

Treasurer Report:

Bill Morse reported that the big expense was for payment of the *loan* for road repair. Discussion of budget for next year. Noted that the expense for complying with federal *tax* filing cost is about \$250/year so would like to increase Administration Fees to \$300. Road loan will be paid off in 2013, he

suggested that a new *loan* come up for vote next Annual Meeting. Should we add to Rogers Park budget for improvements, asking for \$150.

Motion to accept Treasurers Report by Susann Ward, seconded by Pennie Weir, motion carries.

Steve opens discussion on nuisance problems asking how homeowners want to handle: speeding violations, unsupervised dogs, fires, trailers in violation.

Speeding: Give property owners a warning without being confrontational. Ask that they respect the 15mph limit. Let homeowner discipline their own children. Susann will post reminder on web-site of speed limit.

Unsupervised dogs: Please let homeowner know if there is a problem. Reminder that game wardens can shoot dogs on site for chasing wildlife.

Fires: No unsupervised fires when there is no fire ban. Fire bans/restrictions are posted in the Elk Mountain Post Office. Heavy fines can be assessed for not following fire bans/restriction by the county.

Trailers in violation: Architectural Committee will send notices.

Steve also wants to thank everyone for all the help he received over his tenure as President. He remains on Road Committee.

Motion to adjourn at 2:30 p.m. by Mel Forney, seconded by Pennie Weir, motion carries.