

Aspen Highlands Home Owners Association

August 1st, 2015

### SUMMER MEETING MINUTES

Meeting was held at Roger's Park on August 1st. Meeting was called to order at 1:00 pm. Board members present were Debbie Busch, Pennie Weir, Bill Morse, Lynn Pink and Duane Johnson. Board members absent were Sue Ward and John Bragg. Homeowners in attendance were Reed and Denise Brannon, Charlie and Janice Huff, Debra Olsen, Mike Busch, Steve Pink, Danny and Charl Sanchez, Todd and Misty Canaday.

Debbie opened the meeting with a welcome to our new neighbors, the Canadays. Then a motion was made to approve the minutes of the last meeting by Pennie, seconded by Deb- motion carried.

Denise Brannon gave the nominating committee report by stating that Lynn and Pennie were going off the board. There were three nominees on the ballot to replace them and, after no additional nominations from the floor, a motion to close the nominations was called for by Denise, and seconded by Deb- motion carried. (Note: there were two proxy votes from 2 homeowners that could not attend.) A vote was taken, ballots were collected. As a result of the vote our new Board Members are Debra Olsen, Bill Morse and Ernie Duran. Each will serve for a 3 year term.

Current term status:

2015-2018 terms: Deb Olson, Ernie Duran, Bill Morse (re-elected)

2014-2017 terms: Sue Ward, Duane Johnson

2013-2016 terms: John Bragg, Debbie Busch

Treasurer's Report: Bill read the treasurer's report and a motion to accept was made by Pennie, seconded by Charlie, motion carried. As discussed at the June board meeting, there are some outstanding dues. The board will send a letter to the Crimini's, giving them 90 days to clear up their dues, and then, if no results, the account will go into collection.

Road Report: Reed gave a similar report on the roads that he gave at the June meeting that information is available on the website in the previous minutes. He also reported on the pond dredging project. The pond is our primary water source for fighting fires in our subdivision. His report is attached. General agreement to budget money for this project followed, and a motion was made by Pennie to allow for an amount of not more than \$5000.00 for dredging the pond. Any more expense will need to be subject to board approval. Mike seconded the motion, and the motion carried. Duane will check prices to compare with Reed's proposal.

Lease Report: Steve gave a similar report on the lease that he gave at the June meeting. Once one last homeowner has paid for his permit, the maximum lease amount will have been reached. A question was raised about how to know which hunters are on the lease at any given time, as the walk-in hunters don't display the vehicle tag. Some discussion followed and the board is open to suggestions.

Architectural Report: Charlie gave his report on the activity in the subdivision, it is attached. He also provided an update on the Covenant Revisions- that report is also attached. It was decided that the ballots should be sent by certified mail, with clear instructions about the deadline included.

Workday Project Report: Reed gave the same report on the workday projects as he did in the June meeting- that information is available on the website in the previous minutes.

Other Business: Debbie reported that the code enforcer from Carbon County came out for a visit and concluded that the annoying violations of our covenants apparent in our

subdivision were typical of the area. It is up to our community to enforce these covenants.

Another homeowner noted that the new grocery store in Hanna could use our support! Motion to adjourn meeting came from Reed, seconded by Mike and the meeting was adjourned at 2:09.