

Aspen Highlands Homeowners Association  
Board Meeting  
June 6th, 2015

Minutes

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Meeting was held on June 6th, 2015 at Steve and Lynn Pink's cabin, the "Blue Sage".

Meeting was called to order at 10:04 am. Board members present were: Debbie Busch, Pennie Weir, Lynn Pink and Duane Johnson. Board members Sue Ward, Bill Morse and John Bragg were absent. Also present were Steve Pink, Deb Olsen, Janice and Charlie Huff, Reed and Denise Brannon, Mel Forney and Kevin Ward.

Minutes from February's meeting were approved. It was duly noted that there were enough board members to form a quorum. Also, Deb called for a moment of silence to recognize and remember Bob Ammann, a respected community member who has recently passed, and said that he will be missed.

**Treasurer's Report:** Deb Busch gave the treasurer's report- (attached). She then detailed the dues that have been paid, and the dues that are still outstanding, since the February meeting. Outstanding dues are at an all-time low but 2 homeowners' past dues are a concern: Cremini and Dailey. Lynn motioned that the Cremini account should go into collection status, Pennie seconded, motion carried. It was decided that the board will wait until the August meeting to take action on the Dailey account. The issue of the budget surplus will be brought up at the annual picnic for all homeowners to offer allotment suggestions. Lynn made a motion to accept the Treasurer's Report and Deb seconded, motion carried.

**Nominating Committee Report:** Denise Brannon announced the nomination of Deb Olsen, Ernie Duran and Dan Anerios as possible board replacements for Lynn Pink and Pennie Weir. These slots will be voted on at the annual summer meeting/picnic. Bill Morse has agreed to be on the board for another term as well.

**Road Committee Report:** Reed Brannon gave the road report starting with informing all that the winter snow blowing was successful and AHHA spent \$750 on this endeavor. He reported that Duane was on track for the annual road grading - this year the work will be on Mill Creek and Antelope Run. Willis Williams will then grade the dirt. This is a continuation of the road maintenance plan that was started 3 years ago, and all agreed that the plan is working.

**Lease Committee Report:** Steve Pink gave the lease report and said there has been \$1900 collected so far for this year's lease, and there will be an overage of funds again this year. (\$1500.00 is the minimum set by the association to be paid by hunters). Willis Williams, representative of the Double Eight Ranch, requests the lease money earlier now, so the deadline to obtain hunting permits has been moved up to May 1st.

**Architectural Committee Report:** Charlie Huff gave a wrap-up on the new and continuing construction currently going on in our subdivision. His report is attached. Also, he submitted again the DRAFT revision of our covenants. A motion was made by Pennie to approve the draft revision, seconded by Deb, motion carried. As is protocol, the covenants will now be mailed out to the homeowners to be voted on by ballot, with results reported at the summer meeting.

**Work Day Projects:** Volunteers were asked to help work on the perimeter fence along with the ranchers from Elk Mountain and UL Ranches, set for June 13th. Also, Reed mentioned that there was a new batch of fish on the way to re-stock Roger's Pond. Additionally, he said he would provide a detailed plan for cleaning up the pond at the summer picnic/meeting, for approval by the homeowners.

**Other Business:** In other business, Deb mentioned that Carbon County Planning and Development was a good source for re-enforcing code violations. They are willing to come and address our issues and talk to homeowners if necessary. Any homeowner can call them at 307-328-2651. Also, the torching of one homeowners cabin was discussed. For safety and common courtesy, all property owners should notify a board member and neighbors of any large burning project. The Elk Mountain Fire Department will undoubtedly see fires and react, so notification to them would seem prudent as well. Finally, a request was made to send a welcome letter to the new owners of the property at the top of Antelope Run. Although they are not in our subdivision, it was thought that they may want to join, to be involved in our community and to be good neighbors.

The next board meeting will be held at Roger's Park, immediately following the annual summer picnic, which is August 1st at noon. Denise Brannon is the picnic organizer.

Deb made a motion that the meeting be adjourned and Lynn seconded. Motion carried and the meeting was adjourned at 11:55 am.