

**Aspen Highlands Homeowners Association  
Board Meeting  
February 6, 2016**

**Minutes:**

Sue Ward called the meeting to order at 12:59 pm, on February 6, 2016, at the home of Neil and Debra Olsen, Cheyenne, Wyoming.

**Board Members Present:**

Board members present were: Bill Morse, Debra Olsen, Duane Johnson and Ernie Duran.

Sue Ward participated via teleconference

Quorum - Yes

**Board Members absent:**

Debbie Busch, John Bragg

**Other Members/Persons Present:**

Charl Sanchez

**Welcome:**

President, Sue Ward thanked the Olsen's for hosting the meeting.

**Approval of Minutes:**

The Board unanimously approved the electronic minutes of the October 10, 2015 Special Board Meeting.

Charl reported that she tried to locate the minutes on the AHHA website and was unable to find them. Sue said, she recently discovered an error in uploading the document and that the problem had been fixed. The minutes should now be available for review. Bill Morse provided a copy of the October meeting minutes to Charl.

**Report of Treasurer:**

Treasurer, Bill Morse read the Treasurer's Report. To date, there remains a balance of \$4,778.11 in uncollected dues owed to AHHA. Sue subsequently reported that the Crimeni's delinquency had been turned over to collections and asked Bill if he had received any monies on the account. To date, Bill has not received monies from Collections for the Crimeni's delinquency. Sue will follow up on the issue. Charl Sanchez asked if the Lease payment had been made. Bill reported that the monies had been paid to Tetrad Corporation by the due date. Bill reiterated that the Board agreed to pay the Lease payment prior to receiving hunting access fees. If AHHA falls short of collecting the full amount of \$2,500.00, the Board will have to decide if they want to continue with the Lease or not.

**Correspondence:**

There were two items of correspondence addressed to the AHHA Board. Secretary, Debra Olsen, read an email dated October 14, 2015, from Steve Pink. Sue asked Charl if she would like to read her own letter to the Board, dated November 8, 2015. Both letters expressed concerns regarding issues discussed at the October 15, 2015, Board Meeting. Charl, and the Board discussed the issues. Both parties voiced their concerns. The Board concluded that no offence was intended towards any one member of AHHA during discussion of issues at the October meeting. The Board's obligation is to be considerate of all members in the subdivision, equitably address issues of concern, and responsibly enforce the covenants to the best of their ability.

**Revised Covenants:**

The proposed revised Restrictive Covenants will be sent out for vote to all landowners along with a ballot(s) for voting. Each landowner that is not delinquent will have the right to vote. The ballots must be returned to the Board by April 1, 2016. The 2016 Assessment Statement will also be included in the mailing.

**Other Business:**

Bill reported a billing error, for assessments owed on the Lundell property since 1981. In previous years, the yearly billings were inconsistent and did not include assessments for all the lots owned by the Lundell's. The

account has been under-billed in the amount of \$1,500.00. The Board agreed that the error was an oversight of AHHA; therefore the matter of collection will not be pursued. However, Bill will include a note along with the 2016 dues statement to the Lundell's, explaining why the amount for 2016 is higher than some previous years because it includes assessments for all lots owned by them.

**Conclusion of Meeting:**

Ernie asked Sue if it would be possible to conclude the meeting by giving each person present an opportunity to declare if they felt their concerns were sufficiently addressed at the meeting or not. Charl commented that she wasn't sure if the Board still understood her views of their situation with regards to a "shed" vs. a "dwelling." Bill clarified how the Board interprets the issue, reiterating that the Board feels a shed becomes a dwelling when you put up a cot and spend the night in it for an extended period of time, without evidence of progressive construction going on. The intent of the covenants is that an outbuilding/shed may be used during construction of a permanent dwelling. Board member, Duane Johnson, asked Charl if she and Danny could provide a letter of intent to the Board, to clearly define their intent to move forward with construction. Charl replied that they had already submitted a plan to the Architectural Control Committee, with 3 options for construction of a "permanent dwelling." The committee, in turn requested a timeline and a detailed plot plan of the "Option" of their choice. Charl said their intent is to drill a water well on their property this summer. Ernie commented that drilling a well, or putting in a septic system, etc., shows evidence of continuing progress towards construction and that is all the Board expects. Sue reaffirmed that if someone shows that they are doing something towards improvement/construction, that satisfies any questions of non-compliance that may be brought the Board.

After discussion, the remaining Board members individually expressed that they had no further issues to discuss. Sue said, that the proposed Restrictive Covenants would be sent out for review and vote. She thanked the Board for getting the packets put together and mailed. Bill said he would be sending a couple checks to Sue for signature.

**Meetings:**

The next Board meeting will be held as follows:

June 4, 2016 - 10:00 am - To be held at the Johnson/Olsen cabin located at 82 Antelope Run, Aspen Highlands Subdivision.

Motion to adjourn the meeting came from Bill, seconded by Ernie.

The meeting was adjourned at 1:57 pm.