

Aspen Highlands Homeowners Association
PO Box 178
Elk Mountain, WY 82324

August 5, 2017

Minutes for Board meeting

Meeting was held on August 5, 2017 at Roger's Park.

The Board meeting was called to order at 12:48pm. Board members present: Todd Canaday, Stacie Anfinson, Charlie Huff, and Debra Olsen.

Welcome: Todd opened with welcoming all other landowners and started off with committee reports.

Treasurer Report: Bill Morse gave the treasurer's report to Reed for presentation. (see attached). Since the June board meeting, \$600.00 in dues have since been collected. Bill requested approval to pay 2 bills, one for Filing for Wyoming Secretary of State (\$25.00) and one for mailing in tax returns (\$6.59). Tim Johnson motioned for approval of paying the two bills, seconded by Stacie and Todd. Motion passed to pay the 2 bills. Bill's motion to discontinue having 2 signatures on checks was voted on and did not pass. The current practice of 2 signatures will stay in place.

Committee Reports:

Roads: Reed reported that all "A" roads are done, they have been graded, crowned, ditched, and graveled. Spot maintenance has also been completed this year on other roads. There is 1 remaining road that will be fixed this summer, before weather impacts our ability to work on them. Next year more of the roads will be done until all roads in the subdivision are completed. Once all roads have been completed, a 5 year plan will be created for maintenance. This plan will hopefully help with expenses as we move forward.

Architectural: Tim Johnson reported for the architectural committee. The architectural committee will go with the Carbon County Setbacks numbers. Steve Pink brought up that building without paperwork is a problem. Tim and the architecture committee will draft a letter to remind landowners of the process as defined in our covenants. Landowners are supposed to submit plans and other paperwork to the committee for approval before building.

Lease: Steve Pink reported for the lease committee. He reported that paperwork for the safety sign off, vehicle ID, and other forms will come in the mail. Please send the forms back to Bill Morse. Dues must be paid as well as the access fee before you can hunt. If anyone has any questions about the process, please contact Steve Pink.

Nominating: We would like to ask that the nominating committee lets landowners know well in advance about voting protocols. For those that were unable to attend the meeting, it was difficult for them to vote anonymously.

Miscellaneous: Charlie brought up that minutes should be on the website within a reasonable amount of time so that people have a chance to review them prior to meetings. It was suggested that minutes be sent to the board president for approval within 2 weeks after a meeting. After approval, they will be posted on the website, within 2 weeks.

Nomination of Members to Serve on the Board: Two vacancies are open this year. One to replace Sue Ward, and one replacing Duane Johnson. Ballots were passed out to those present and the following nominees were elected to the board:

Tim Johnson and Jeanie Loader.

Members in attendance wanted to thank both Sue Ward and Duane Johnson for their time serving on the board. They both worked very hard and did a great job, dedicated a lot of time to Aspen Highland HOA. We all thank you VERY much for everything you do for our community!

Steve motioned to adjourn the meeting at 1:28 PM, seconded by many in attendance.

The new Board met immediately after the annual meeting. The minutes follow:

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Meeting was called to order at 1:31pm by Todd Canaday.

Board Members Present: Todd Canaday, Stacie Anfinson, Debra Olsen, Tim Johnson, Charlie Huff.

Board Members Absent: Jeanie Loader, Ernie Duran, Bill Morse.

The following officer positions were voted on and passed for the following year:

President – Todd Canaday
Vice President – Tim Johnson
Treasurer – Bill Morse
Secretary – Jeanie Loader

Future Meetings: Next board meeting will be the first Saturday of June. The date is June 2, 2018. If there is a need for special meetings, the

board will follow the by-laws and send notice to all landowners of a special meeting.

Miscellaneous: Stacie made a motion to accept the letter that was drafted to send to surrounding neighbors about road maintenance. The motion was seconded by Tim. Motion passed to send out letters to neighbors. Tim provided Stacie with the names and addresses of those surrounding neighbors. Stacie will send the letters out this month. Stacie also motioned that we accept the letter to new landowners that was drafted last fall. This was seconded by Debra. Letters to new landowners passed and will be sent out later this month with copies of the by-laws and covenants. Board members went through the list of landowners and identified those that will need the packets.

A letter to revisit the revisions that were made to the covenants last year will be sent out again this year to all landowners. We are encouraging everyone to read the letter, look over the revisions, and vote again on the revisions. If you do not vote, it is automatically counted as a “no” vote. Charlie will draft the letter. Todd will make the copies and mail out the information.

Tim motioned to adjourn the meeting at 2:24pm. Charlie seconded the motion. Meeting adjourned.