

Aspen Highland Homeowners Association
PO Box 178
Elk Mountain, WY 82324
Annual Meeting Minutes
August 3, 2019

Minutes for Members Yearly Meeting

The meeting was called to order at 1:00 pm, on August 3, 2019 at Roger's Park.

Board Members Present: Board members present were: Todd Canaday, Tim Johnson, Jeanie Loader, Denise Vigil, Ernie Duran, Kyle Knoepfle.

Board Members Absent: Stacie Anfinson

Welcome: Todd Canaday opened the meeting by welcoming all landowners. He introduced himself and asked Board member to introduce themselves as well. Todd also extended a thank you to Danny Sanchez for his hard work on the lease committee and a thank you to the road maintenance committee. Board Member, Tim Johnson mentioned that gravel needs to be added to the road going to the Sowin property. Reed Brannon said, there is more gravel available to do that.

Treasurer's Report: Denise Vigil gave the treasurer's report. Copy of the report included here.



ahha treasurer
report aug 3 2019.

There was discussion regarding members that owe past dues, collection of dues, and how to resolve the problem of failure to collect AHHA dues when property sells. Todd Canaday personally spoke with the Title Company about the dilemma and brought it to their attention that dues need to be collected at closing. Jeanie Loader mentioned that a solution to the problem is to file a "Small Claims lien" against the property, and then when it's sold, a judgment would automatically come up and the dues collected at that time. Bill Morse mentioned that in the past, liens were not filed until dues were in arrears for 5 years.

In reading the report, Denise mentioned the yearly AHHA donation to the Fire Department. She will write a check for this year's donation and Reed offered to deliver the check to Ryan.

The Treasurer collected \$2,500.00 this year for the lease, so AHHA did not have to contribute any money for that. Bill Morse said, \$1,000.00 is budgeted to make up the difference if the full amount is not collected.

Bill Morse made a motion to accept the treasurer's report, which was seconded by Reed Bannan. All members voted in the affirmative.

Committee Reports:

Architectural Committee: Reed Brannon reported that there are some great projects going on in the subdivision this year; Dales are starting to build their cabin, there are 2 or 3 culverts and clearing projects going on for future building sites, and Freddie Carisio is building a garage on his property. Reed thanked Neil and George, for their timely review and approval of proposals. The longest “turn-around time” for approvals was a week even though sometimes the three committee members are 3,000 miles apart!

Lease Committee: Danny Sanchez gave the Lease Committee report as follows:

2018 was a good year. We sold all but \$100 in permits. We had a safe and uneventful season with successful hunting.

For 2019 we have 23 hunters filling the \$2500 cap perfectly. (No more/less requesting permits). A complete list of the Tier 1 and 2 hunters is posted at the website. Tier 3 (Friend - \$500) was removed as it is no longer needed to help us pay for the Lease.

All hunters have cooperated to get their code of ethics signed and vehicle information so that permits were mailed out August 1st. There are 6 new hunters, and 2 orientations were given to meet their needs. It seemed successful, worthwhile, and even enjoyable.

The access sign at Trophy court has been repaired (New post and metal spike) and new “write in the rain” notebooks and pens have been purchased for the hunter sign in at the gate. (for Sept 1-Jan 31st)

This fall we will have a new game warden. His name is Jake Brown. The phone number remains 307-348-2776. His home will be 2 doors down from the former game warden at 203 Sierson, in Elk Mountain.

Life Flight had a different phone number than last reported, 1-800-806-9158. They have the Loader Cabin in the Rancher Registration in case of emergency in our subdivision. But they could also possibly land on Section 4 if needed. The following are coordinates for the 3 main meadows.

1st Meadow= 41 degrees 38'41.23" N,
106 degrees 29' 58.6892" W
2nd Meadow= 41 degrees 39'.08683" N,
106 degrees 30' 3.2976"W
3rd Meadow= 41 degrees 39'16.6381" N,
106 degrees 30' 5.0584'W

In February the committee accepted Steve Pinks request to step away from service. Danny Sanchez agreed to finish out 2019 as the chair and Keith Fogg has come on board and will chair the committee in 2020. Steve’s service to the committee for many years is much appreciated.

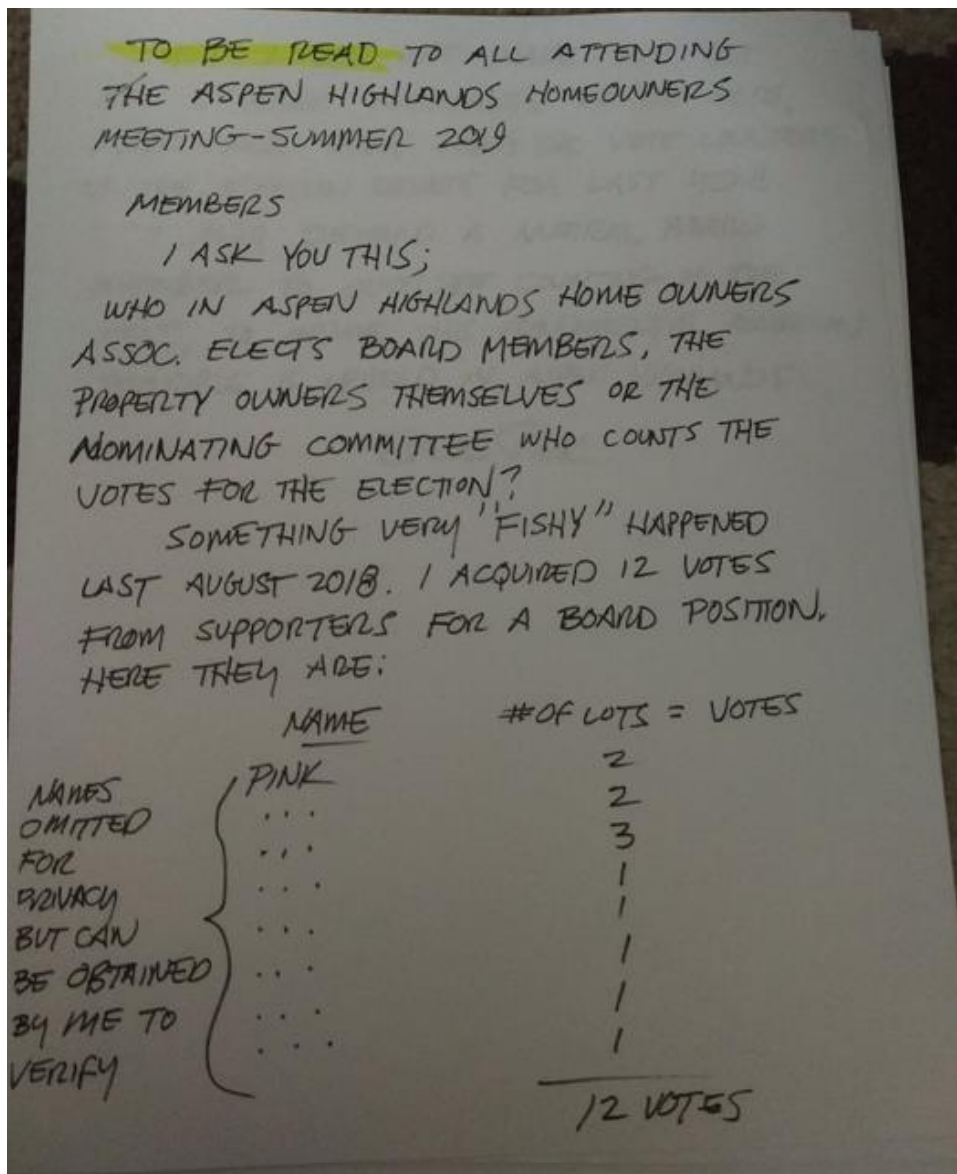
I talked with Willis Williams and he said they have no problems or concerns with the lease at this time. They are happy with how we are handling it. Charl Sanchez reminded the Board that a new lease needs

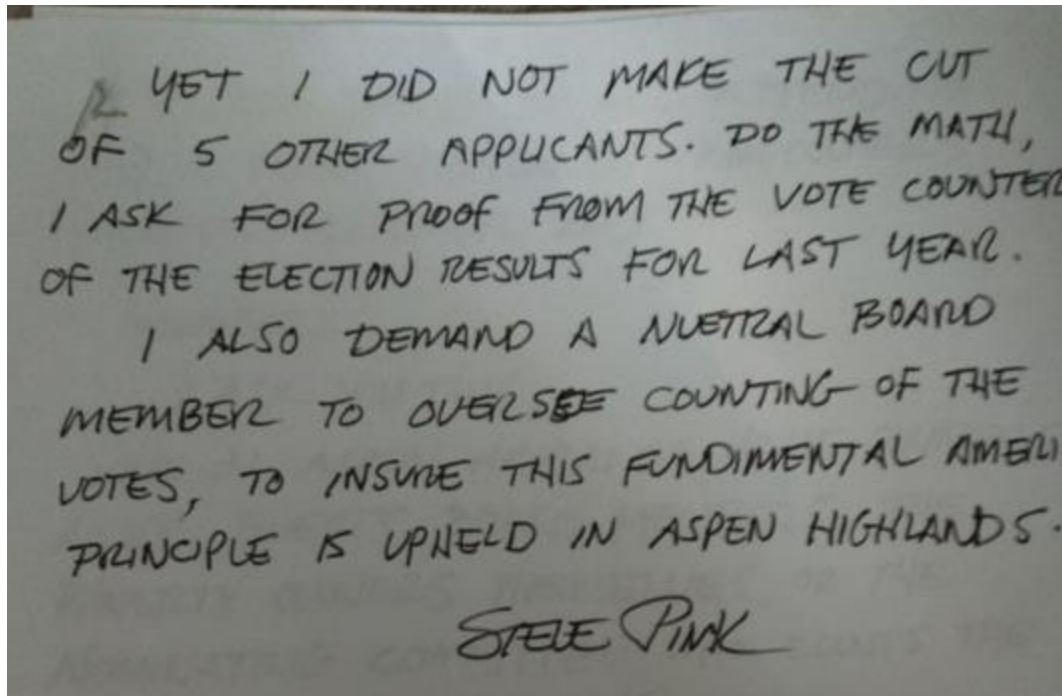
to be signed in 2020 if the subdivision wants it and maybe it would be good to get a motion on record for that.

Lastly, no rule changes are recommended at this time. However, we'd like to organize and make the rules more user friendly without changing their content and will reach out to the board when we have a draft. Respectfully Submitted by Danny Sanchez, Keith Fogg and Daryl Nobis

Tim Johnson made a motion to continue the lease with Double 8 Ranch in 2020, seconded by Charl Sanchez. All members voted in the affirmative.

Correspondence: Todd Canaday read the following letter from Steve Pink:





2 YET I DID NOT MAKE THE CUT
OF 5 OTHER APPLICANTS. DO THE MATH,
I ASK FOR PROOF FROM THE VOTE COUNTERS
OF THE ELECTION RESULTS FOR LAST YEAR.
I ALSO DEMAND A NEUTRAL BOARD
MEMBER TO OVERSEE COUNTING OF THE
VOTES, TO INSURE THIS FUNDAMENTAL AMERICAN
PRINCIPLE IS UPHOLD IN ASPEN HIGHLANDS.
STEVE PINK

After Todd read Steve's letter, he said, the Board has addressed the issue and unanimously concluded that the voting process was done correctly in 2018 and we'll continue to do the voting the same way it's supposed to be done. The Secretary was absent last year, but another Board Member took responsibility in passing out the ballots, the ballots were collected and multiple people counted the votes. Todd concluded, that the Board does not agree with Steve's complaint, there is no need to verify the votes, and he feels that all parties acted responsibly in the process. Todd said, voting for 2019 will be conducted as usual and multiple people will count the votes to ensure the process is accurate.

Sue Ward asked permission to address the members. She reiterated, that last year, once the votes were collected, Denise Brannon and her sat down and counted the votes, Misty Canaday sat beside them and verified each of the vote counts and Deb Olsen recorded them. The votes were immediately reported to the Association members at the meeting. Sue said, anyone could have requested a vote recount at that time. She resents the unfounded accusations and finds his (Steve Pink) complaint ridiculous and absurd.

Reed Brannon spoke in his wife's defense, as she was unable to attend the meeting but helped with the voting last year. Reed stated his wife would never have a part in anything unethical and he was very upset with the letter and accusations.

Ernie Duran also voiced his opinion about not being happy with the accusations that Steve Pink made in his letter.

Todd asked Members that were running for Board positions in 2019 to introduce themselves.

Board Vacancies/Voting: There were 2 members whose terms were up, Todd Canaday and Stacie Anfinson. After Nominee's introduced themselves, ballots were passed out by Jeanie Loader, Debra Olsen, and Denise Vigil. The ballots listed four candidates for the 2 open positions; Pat Coyle-Rogers, Denise Brannon, Danny Dale and Todd Canaday. Votes were tallied by Jeanie Loader, Debra Olsen and Chris Boomgarden and counted a second time to assure correct results. Pat received 12 votes, Denise 9 votes, Danny 7 votes and Todd 22 votes. The open positions went to Todd Canaday and Pat Coyle-Rogers.

Road Committee: Reed mentioned the house moving trailers that are sitting by Stacie Anfinson's driveway. He said, Stacie has tried to get the company to come and get the trailers, and Reed has tried as well. Reed asked Todd if the Chairman of the Architectural Committee could write a letter to the company and ask them to remove the trailers.

Miscellaneous Business: Discussion was held about changing the annual Board meeting from June to May for next year as June has proved difficult for most Board members to make. Denise will mail a notice of the meeting change with the annual dues statement next year. The Board Secretary needs to make sure the lease applicants also receive notices in the mail because their dues are already paid. Todd also asked if the Board could meet September 7 or September 14 to discuss follow-up business. Bill Morse mentioned that it is good to have two Board meetings per year because it is difficult to do business, such as obtaining Board approval for road projects, with only one meeting per year. Board members voted and decided on September 7, 2019, for a Special Board Meeting. A notice will be mailed out soon, within 15 days prior to the meeting. Mike Busch made a complaint about the speed limit not being adhered to and asked that all owners be mindful of the speed limit and to also request that their guests honor the speed limit also. Carrie Knoepfle voiced concern that she has children and dogs that occasionally are in the road near the cabin and that people "fly" around the corner and put them at risk. She also asked that people slow down and be aware of the children and pets. Reed Brannon mentioned whenever you see dust behind a moving vehicle that is money blowing away in the form of the dust. The speed limit in the subdivision is 15 mph. Discussion was held on placing caution signs with "kids at play" around the subdivision. Reed will take care of placing the signs and making sure they look professional. Sue Ward made a motion to purchase the signs and Tim Johnson provided a second. Ernie Duran made a motion to purchase a PA system to be used at the Members yearly meeting because several people complained that they could not hear what was spoken at the meeting.

Bill Morse wants everyone to invite their neighbors to join the Aspen Highland Homeowners FaceBook page. There was also some discussion on making sure that new owners were provided with welcome letters that included a copy of the Covenants and By Laws. The AHHA website is the official site for information, FaceBook is optional, so the Secretary reminded the Board that the website needs to be updated in new information as well.

Conclusion of Meeting: Todd Canaday called for a short Board meeting after the AHHA annual meeting to elect officers.

Motion to adjourn by Todd Canaday with a second by Reed Brannon.

Meeting adjourned at 2:10 PM