

# ASPEN ROSE RANCH PROPERTY OWNERS ASSOCIATION

## 3<sup>rd</sup> Quarterly Board of Directors Meeting Minutes

Date: **Saturday, March 9, 2024**

### Welcome:

- Call Meeting to Order: Chuck, 11:00am
- Attendance:
  - Roll Call
    - Officers & Board Members: Kit Keith, George Denbow, Rick Miller, Aaron Baros, Don Cox, Chuck Perrone
    - Committee Chairs: Paula Miner
    - General Membership: Karen Perrone, Fred Baros
  - Proxy Assignments:
    - None Needed
  - Determination of Quorum:
    - We have a quorum

### Open Items:

- Easements that impact Aspen Rose Ranch: Chuck
  - Chuck has half of the plats; working on second half
    - Action Item: Chuck to get second half of plats from the county
      - Chuck will get with a title company regarding any easements since the formation of the ranch. Talked to Trinidad Abstract on 11/10; no info yet.
  - Chuck will get with a title company regarding any easements since the formation of the ranch.
    - Action Item: Chuck to talk to Trinidad Abstract
      - Update: Still nothing from Gwen at Trinidad Abstract
- Fire Mitigation: Chuck
  - Karen is looking into grants, etc.
    - Colorado State Forestry Services
      - Corresponded with Jared Fleming with the La Veta field office
      - Confirmed that the FRWRM Grant (Forest Restoration & Wildfire Risk Mitigation) will open for applications in August with due date in October
      - Jared's tips:
        - Identify our project area (make it reasonable and attainable)
        - Identify what money we are able to provide
        - Will have a better chance at grant if we participate in Firewise USA program
  - Firewise USA
    - Need to
      - Establish a committee
      - Need a Community Risk Assessment
        - Stonewall plan from 2014 may suffice
        - Don Cox says Stonewall Fire Dept. will be updating the assessment this year (see Don's Section Below)
      - Create a multi-year action plan

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- Submit activity/progress each year
- Must update the Risk Assessment Plan every 5 years
  
- Spoke with Tracy Dahl (North Forks Ranch)
  - They have received two FRWRM grants
  - Have completed mitigation on 17 miles of road
    - 30 feet from center of road egress
  - He calculated the acre per mile, price per acre for mitigation work when filling out grant application
  - They had reserves from road easements to use, did not collect money from lot owners
  - Would front payment of bills for mitigation and submit to state for reimbursement (took about a month to receive)
  - Fred Baros asked Tracy had to get permission from each landowner
    - **Action Item: Karen to contact Tracy and ask**
  
- USDA Grants are available for individual lot owners
  - NRCS (Natural Resource Conservation Service)
    - EQIP Grants (Environmental Quality Incentives Program)
    - Local office of the NRCS in Trinidad
      - Helpful in helping lot owners fill out paper work
      - Example: if work is \$1,000 – \$1,200 per acre, you will likely receive about \$875 per acre from the grant
  
- Chuck has called and left messages for John Jenkins, Fire Chief at Stonewall Fire District, to have him come out and evaluate some of our properties for fire danger mitigation. No work on this lately
  - **Action Item: Chuck will work with Don to reach John; No update**
  
- Don told the group that Stonewall will be performing inspections in 2024 for a Community Wildfire Protection Plan. They go out to the community and do an assessment for fire mitigation. The ranch will be covered in that assessment. This is an update to what Karen discussed from 2014. Don will keep us informed as he learns more.
  
- POA Dues: Chuck Perrone
  - This item is on hold for now.
  - No need for this item. This will be removed.

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### Recurring Business: All

- Treasurer's Report: George
  - For the first time, we have received all of the POA dues. FANTASTIC!
  - With no liens required and no loan on the books, the P&L statement looks great.
  
- Road Committee Report: Chuck, Rick, Don & Fred
  - Chuck, Rick and Fred drove all the roads for inspection before the last meeting.
  - Since then, Don has walked the roads
  - General Work:
    - This spring, all roads will have the ditches pulled and the roads graded to re-pull the gravel. Fred estimates 2 to 3 days work for this task.
    - Then the road committee will survey the roads and see which areas need road base and submit their recommendations.
  
  - Culvert at Gatza's Gate
    - This culvert is damaged beyond repair; not due to ARR actions.
    - Water Works plus has recommended that we abandon this culvert and install a new one 20 to 30 feet closer to Aspen Rose Drive.
    - Fred will get a cost estimate worked up and submitted.
  
  - Expired Contract with Water Works Plus
    - Our contract is expired
    - Chuck will work on a new request for bids and get something put together for the board.
      - **Action Item: Chuck will work on contract bids**
  
- Website : Paula Miner
  - Everything is up to date and looking good
  
- New Business: All
  - George announced that Chuck & Karen Perrone are grandparents for the 4<sup>th</sup> time.
    - A beautiful baby girl born February 22; Daphne Michelle Perrone Kennedy
  
- Adjournment
  - Chuck made a motion to adjourn
  - Everyone seconded
  - Discussion: None
  - Call for a vote: Motion Passes – the meeting was adjourned at 11:46am