

ASPEN ROSE RANCH PROPERTY OWNERS ASSOCIATION Annual Meeting Minutes

Date: Saturday, August 19, 2023

Welcome:

- Call Meeting to Order: Chuck, 11:02am
- Attendance:
 - Roll Call
 - Officers & Board Members: Chuck Perrone, George Denbow, Rick Miller, Kit Keith
 - Committee Chairs: Paula Miner
 - General Membership: Karen Perrone, Bob Lawrence, Pam Cox, David & Sharon Estes, Tom & Jeanne Hutson
 - Proxy Assignments:
 - Colgroves assigned their 2 votes to Pam Cox
 - Gary & Teri Chard – 1 vote to David and Sharon Estes
 - Rebecca Bingham – 1 vote to Chuck Perrone

Annual Meeting Proxy Tracking - August 19, 2023					
Parcel Represented	Parcel # & Owner Name	Proxy Assigned to Chuck Perrone	Proxy Assigned to Pam Cox	Proxy Assigned to David Estes	Attending Conf Call
1	01 George Denbow & Paula Miner				1
1	02 Richard Miller				1
	03 Joe and Keri Caprice				
	04 Doug Bamberger				
	05 & 06 Michael and Paula Marsh				
	07 Anthony & Joen Schleisman				
1	08 David and Sharon Estes				1
2	09&10 Gary & Teri Chard			2	
	11 Rob and Natalie Foster				
1	12 Kathryn Keith m& Bob Lawrence				1
1	13 Fred Baros				1
	14 Frederick Ringwald				
1	15 Rebecca Bingham	1			
	16 Tim and Johnna Morgan				
	17 Todd and Tamara Gatz				
	18 Carl and Rhonda Medley				
1	19 Don & Pam Cox				1
1	20 Chuck and Karen Perrone				1
	21 Tommy Julian & Staci Addison				
	22 Tanna Carvajal				
1	23 Jeanne and Thomas Hutson				1
	24 Jonna and Rod Leggitt				
	25 Nic & Beth Newby				
	26 Christian & Alisann Schweiker				
2	27 & 28 Rob Colgrove		2		
13	Totals	1	2	2	8

- Determination of Quorum: We have a quorum

Open Items:

- Loan Repayment: George
 - George gave background
 - We have been carrying \$4,000 in loans
 - George contacted 4 former property owners to see if they want to be repaid
 - Received replies from
 - John and Sandy Parrish – yes
 - Ted Hynick – yes

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- Lee and Marty Gisclon – haven't been successfully contacted
- Bob and Carolyn Reed – no response
- Chuck makes motion that we pay everyone who wants to be paid and try to reach Lee and Marty; write off remaining balance
 - Kit seconds
 - Discussion; no additional
 - Vote – Motion passes

- Stock Pond Leakage – Aspen Rose Drive Washout: Chuck
 - Have not seen any more sluffing since the remediation
 - Hickson Family Properties outreach regarding sharing road
 - Property has sold to Carhorts
 - Chuck is trying to get some contact information from realtor
 - Fred spoke to contractor they hired, was told they are fixing up barn and will use the property for hunting
 - We would still like to come to an agreement with the old Visconti property owners on a joint use of our roads around the pond. This would eliminate the U-shaped part of the road around the stock pond.

- Easements: Chuck
 - Chuck needs to get plats and easements
 - Abstract Title Company – Chuck has gone by twice, but work is not complete
 - **Action Item: Chuck to get second half of plats from the county and easements from Abstract Title**
 - In work

- Fire Mitigation: Chuck
 - Don sent info on grant to Karen
 - It is a lengthy process
 - It is a matching grant, you have to match 50/50
 - It may be too costly for us; possibly a special assessment
 - Karen will continue to gather info
 - Fire department should be able to put in fire breaks
 - Low hanging fruit – try to get roads cleared 30 feet each side
 - Look into fire break around entire property
 - Bob pointed out that if roads are not safe enough, fire fighters won't come in, so roads are top priority
 - Dave Estes said his insurance was cancelled until they cut more trees away from house
 - Jeanne thought it would be worth pitching in individually if there is matching funds and we get the grant

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- Chuck – The ranch should take care of the road project (clearing 30 feet each side of road) and individuals need to take care of their properties
- Comment from one of the attendees: 60% or so of lots do not have people coming often and they are not going to clear their land

- 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. John has not returned the calls. Chuck has left messages with Dora and the lady who works with Dora.
 - **Action Item: Chuck to work with Don to reach John**

- POA Dues: Chuck Perrone
 - POA lawyer opinion for parcels not making their annual POA dues payment
 - Review of penalties charged if dues are not paid
 - Will need a majority vote of all property owners
 - Todd doesn't pay every year and that's a pain; we get our money a year after through the County
 - Will wait for now, maybe his property will sell

- Dumpster – Service: George Denbow
 - We pay quarterly
 - George Denbow contacted them for twice a month pick up during the summer
 - They pick up every other Tuesday; with that system, we sometimes get three pickups in a month
 - In October, George will contact Twin Enviro to go back to once a month
 - Bad lock
 - The lock has been addressed; this item is closed.

Recurring Business: All

- Treasurer's Report: George distributed
 - Snow Removal
 - Fred Baros mentioned we have no contract in place, it has expired
 - Chuck Perrone will get with Don Cox to get contract together and submit to WaterWorks Plus
 - Budget
 - Will likely need more road base
 - Will possibly be using our budgeted amount for fire mitigation on our roads, depending on cost indicated by fire dept.
 - Chuck made a motion to approve the budget as presented

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- Both Jeanne Hutson and Rick Miller seconded at the same time
- The floor was opened for discussion; no more discussion
- Call for a vote; motion passed unanimously

- Complaint Committee: Kit Keith
 - None
 - This item will be taken off the agenda

- Road Committee Report: Chuck, Rick, Don & Fred
 - Constanti
 - Looks pretty good, some areas have excess grass but overall it is in good enough shape for owners to drive to property
 - Chuck asked if anyone had any other road issues to bring up
 - David Estes says his culvert is clogged. Fred informed him that driveway culverts are the property owners responsibility
 - Road committee will meet to discuss road work needed

- Website : Paula Miner
 - Pretty static; no changes

- CAB Committee: Chuck Perrone
 - This item will be taken off the agenda
 - The State will inform Chuck if there are any changes and we can bring it up as new business

- Grazing Lease: Fred Baros
 - We had 15 head of cattle not 20 even though the contract is for 20.
 - The cattle owner is on the 1st year of a 2 year lease

- New Business: All
 - Election of Officers and Board Members
 - Chuck made a motion that we approve by acclamation with the addition of Aaron Baros as a board member at large
 - President: Chuck Perrone
 - Vice President: Rick Miller
 - Secretary: None
 - Board Member: Don Cox
 - Board Member: Kit Keith
 - Board Member: Aaron Baros

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- Motion seconded by Karen Perrone
- Discussion: None
- Call for a vote: Motion passed
- We still have no secretary. If you would like to step in and help, please get in contact with Chuck Perrone.

- July 4th Picnic, separate from board meeting
 - Not necessarily on the 4th, but that week
 - Paula Miner will put the word out on Facebook
 - Fred Baros has volunteered his property
 - Chuck Perrone makes motion to have the annual picnic during the July 4 timeframe
 - George Denbow and Rick Miller both seconded
 - Discussion: no additional
 - Call for a vote: Motion passes

- Holiday Get Togethers
 - A couple of members voiced the desire to have a progressive dinner at the holidays like in the past
 - Looking for volunteers to organize this activity

- Adjournment
 - Chuck Perrone made a motion to adjourn
 - Kit Keith seconded
 - Discussion: None
 - Call for a vote: Motion Passes – the meeting was adjourned at 12:31pm