

# Minutes of the Aspen Rose Ranch Property Owners Association Annual Meeting

August 11, 2012

The annual general membership meeting came to order at 1:15 p.m. Board members present at the meeting were: Ted Hyneck (President), Sandy Parrish (Vice President), Carolyn Reed (Secretary), Marty Gisclon (Treasurer), Terrie Baros (Member-at-Large), Laura Brinkman Cooley (Member-at-Large). Other owners present were: Fred Baros, Don Cox, Darin and Jennifer Damelio, George and Paula Denbow, Lee Gisclon, Ann Hasse, John Parrish, and Bob Reed. Also attending were Don and Kathy Simkins, who rent the Watson place. Twenty-one parcels (of the 27 that are eligible to vote) were represented either in person or by proxy, so we were able to conduct business.

Loyd Holiman, chief of the Stonewall Fire Protection District, spoke and distributed information packets to all owners present. Included in the packets were Community Wildfire Protection Plans (CWPPs), personal wildfire action plans, a home fire safety checklist, fire safety tips, and a "reverse 911" form for owners to complete and deliver to the Sheriff.

To reach the Stonewall Fire Protection District:

- Website: [www.stonewallfire.us](http://www.stonewallfire.us)
- Loyd's email: [fireworks911@hotmail.com](mailto:fireworks911@hotmail.com)
- Loyd's phone number: 719-868-2249.

The minutes of the April 28 quarterly board meeting were accepted as written.

*Don Cox moved. George Denbow seconded. Passed unanimously.*

Marty Gisclon presented the Treasurer's Report, including the Balance Sheet, the Profit and Loss (P & L) statement, and the 2013 Budget. All statements are included with these minutes. All points of note are recorded in the April 28 board meeting minutes. Our goal as a board is to keep a \$2,000 cushion each year; this year, we have \$2,757.35 plus possible income from the grazing lease. The financial statements were all approved as presented.

*Don Cox moved. Ann Hasse seconded. Passed unanimously.*

Marty explained our process change in regards to unpaid assessments. Originally, all owners paid their assessments on time, but then payments started to become a problem. This year, we engaged an attorney and implemented the process that begins with a letter from the attorney and potentially ends in foreclosure. This process was very effective for us (all parcels paid quickly, except one that is already in foreclosure proceedings), but it can be expensive. Instead, next year we will test a different process used by other communities in this area. Once we file a lien against the property, we can turn the debt over to the county tax collector to add to the owners' tax bill for the following year. This process is free for us, but it takes longer for us to recoup the debt. The lien is paid when the owner pays or when the property is sold at a tax sale.

Ted Hyneck presented the board's key accomplishments for the year:

- Approved changes to our *Policies and Procedures* document to move the due date for annual assessments to January 31 and to add \$50 to the late payment as an administrative fee.
- By majority approval of a covenant change by the owners, moved the late payment date for annual assessments to March 1 and added a 10% penalty on that date.
- Benefitted from the grazing lease—June through August, 2011, with 40 pairs of cattle.
- Implemented a stronger approach to collecting late assessments, with successful results.
- Granted a setback variance to the owners of Parcel #6 to allow the construction of a building at least 15 feet from the edge of Whiskey Canyon Drive.
- Filed a lien against one property for non-payment of the annual assessment. Foreclosure proceedings were approved but not continued because the property was already in foreclosure. Our lien remains in effect.
- Approved the change to our collection process for unpaid assessments, using the tax collector instead of an attorney.
- Performed road maintenance (15 hours at \$110 per hour) to improve Constanti Ridge Drive.
- Graded a small section of Aspen Rose Drive that was particularly troublesome, and spread gravel on the area around the mailboxes (that had been extremely muddy).
- Increased annual assessments to \$425 per year for 2013, primarily due to increasing costs for road maintenance.

Laura Cooley, chairperson of the Complaints Committee, reported that no formal complaints were received.

Election results were unanimous. The following directors were retained: Sandy Parrish as Vice-President, Marty Gisclon as Treasurer, and Laura Cooley as Member-at-Large.

Terrie Baros presented the CAB Committee report. She reviewed the changes in the *Policy and Procedures* document, based on the changes to the collection dates for annual assessments noted above. The new language is on page 21 of the updated document, which is posted on the Aspen Rose Ranch owners' website.

Ted Hyneck presented the Road Committee report. Since our 2011 annual meeting, we have done very little in the way of road repair and maintenance. We shaped and pulled the ditches on Constanti Ridge, spread some gravel around the mailboxes, and did a temporary pothole/washboard repair from the cattle guard to the Wet Canyon road. The board agreed with the Road Committee's recommendation to do as little "temporary" work as possible in 2012, in hopes that we could pool this year's savings with next year's income to make it more feasible to get some more permanent repairs done. In 2013, we hope to pull the ditches and crown the roads. Ted's best estimate for time required for that work is between 35 and 50 hours—at \$110 per hour, that would be \$3,850 to \$5,500. Gravel runs between \$8 and \$12 per ton at a gravel pit, but the cost increases significantly when delivery (about \$65/hour) is taken into account. Fred Baros has been doing our minor road repair. Al Robinson has done the major work for us in the past; both Ann Hasse and Carolyn Reed mentioned other possible companies for grading work. We will get three bids on any major work.

Fred Baros discussed the grazing lease. This is the final year of Jeremiah Hall's grazing lease. We had thought that he was moving his cattle on Aspen Rose Ranch in May and moving them to the Mendine Ranch in mid-summer. However, the cattle remain on the Mendine Ranch, and Jeremiah is not returning Fred's calls. (*Note following this meeting: Jeremiah's cattle came onto ARR on August 13.*) Fred asked the board how they want to approach next year's lease; the board directed him to send letters of "openness of contract" to Jeremiah and the three other ranchers who approached Fred this year, quoting an increased rate of \$20 per pair.

In New Business, Ann Hasse asked about current fire restrictions, and whether she can operate a chainsaw. There are no current restrictions on the use of chainsaws at this time, per Lee Gisclon (Stonewall FPD volunteer). The board asked the owners present if there is a better weekend for the annual meeting—those present were satisfied with the current timeframe.

The annual meeting adjourned at 3:15 p.m.