

Minutes of the Aspen Rose Ranch POA Board of Directors Quarterly Meeting

October 27, 2012

The quarterly Aspen Rose Ranch Board of Directors meeting came to order at 9:45 a.m. Board members present at the meeting were: Ted Hyneck (President), (Vice President), Carolyn Reed (Secretary), Marty Gisclon (Treasurer), and Terrie Baros (Member-at-Large). Neither (Laura Brinkman) Cooley nor Mike Marsh assigned a proxy. Also present were Don and Kathy Simkins (renters of the Watson home), and Fred Baros.

The minutes of the August 11 annual meeting and subsequent board meeting were unanimously approved.

Marty Gisclon moved; Sandy Parrish seconded.

Marty Gisclon presented the treasurer's report, which is included with these minutes. Marty explained the \$33 "Filing Fees" on the Profit & Loss statement. This was to release two liens due to late payment of 2012 assessments and to re-file a third. We currently have \$8,381.36 in our checking account. We have not yet received our payment for the 2012 grazing lease. We have opted to wait until 2013 for any major road maintenance, when we will have saved enough to make a real difference. The treasurer's report was unanimously approved.

Carolyn Reed moved to approve, Terrie Baros seconded.

We discussed the loan made in July, 2004, to obtain legal advice regarding gas development on Aspen Rose Ranch. Five owners loaned \$1,000 each to the POA, secured with a promissory note (Baros, Gisclon, Parrish, Raye, and Reed). The BOD agreed at that time to repay that interest-free loan as funds allow. To date, the loan has been repaid as follows: The Rayes have been paid in full. The other lenders were each paid \$120 in 2007 and \$150 in 2010, so they are still owed \$730 apiece (total of \$2,920). We unanimously agreed that each current lender will be repaid \$130 in 2013, reducing each debt to \$600.

Terrie Baros moved; Sandy Parrish seconded.

Terrie Baros presented the CAB (Covenants and Bylaws) committee report, which is included with these minutes. The BOD had directed Terrie to examine the Covenants of other local communities to determine what language they include regarding buildings (e.g., dwellings, temporary residences). Terrie researched Black Hawk Ranch, Cimarron Ranch, and Santa Fe Trail Ranch, all significantly larger than us. We reviewed the report briefly, but Ted suggested that we just use it as study material and discuss it more in our next meeting. Ted asked Terrie to also share the other associations' compliance/enforcement information prior to that meeting.

Fred Baros reported on our 2012 grazing lease. This was the last year of Jeremiah Hall's three-year lease. Jeremiah didn't bring his cattle on when he was supposed to, but he brought on 35 pair on August 13. He removed them at Fred's request on October 1, as per the lease language. We expect full payment of \$1,500 from Jeremiah by October 30, even though he didn't pasture them the full term or bring on as many pair as he could have (again, per the lease language).

Fred will send letters to prospective lessees for 2013. The going rate is currently \$20 per pair per month in this region. We have previously charged \$15, but we will offer \$17 to all our prospects, including Jeremiah (who will get first right of refusal). Because of our reduced water resources, Fred will aim to change the term to four months, starting June 1, not May 1 as we have previously offered. Fred will make the final decision on a lessee.

Marty Gisclon moved; Carolyn Reed seconded.

Ted Hyneck presented the road report. By spring, we will issue RFPs (Requests for Proposal) to at least three businesses to provide road maintenance in 2013, including pulling the ditches. Water Works Plus will continue to provide our snowplowing this winter, at a continued rate of \$85 per hour.

Laura Cooley was not present to report on the complaint committee, but no official complaints have been received.

We discussed an assessment increase for 2013. The cost of gravel hasn't increased significantly, but its transport has increased dramatically. Based on historical data (it cost us \$16,000 to repair a half-mile section of Constanti Ridge Drive), the estimate for repairing Aspen Rose Drive alone could be enormous. The BOD agreed to raise our annual assessments from \$425 to \$475.

Ted Hyneck moved; Marty Gisclon seconded.

Geographically, the responsibility to respond to an emergency in Aspen Rose Ranch is split between two Fire Protection Districts—Stonewall (2.459 mill levy) and Spanish Peaks-Bon Carbo (3.95 mill levy). Marty Gisclon spoke with Loyd Holliman, Fire Chief of Stonewall FPD. Via a verbal agreement with Spanish Peaks, Stonewall is the first responder for ALL of Aspen Rose Ranch. However, tax dollars for those parcels on the north side of Aspen Rose Drive go to Spanish Peaks FPD, and those on the south side go to Stonewall FPD. According to Loyd, owners can request that their tax dollars instead go to Stonewall, since they are our first responder. Terrie Baros will ask Loyd to draft a letter so owners on the Aspen Rose “north side” (generally, Parcels 1 through 9, and part of 10) can use it as a template to make that request.

Carolyn Reed presented an issue regarding the Aspen Rose Ranch owners’ website (www.aspenroseranch.com). Carolyn has been in communication with Gina Raye (local real estate broker and former ARR owner). Gina recently lost an ARR sales contract because the prospective buyers were apprehensive after reading all the information on our site regarding gas exploration on Aspen Rose and the surrounding area. Gina and Carolyn agreed that although the full disclosure was valuable and ethical at the time, it does not represent the current status of exploration/production in this area. After discussion, the BOD agreed to archive and remove the detailed historical information (from 2003-2008) from the site, but to leave the page with the following information. We will note that Pioneer has halted new drilling in the area, but they still hold a lease here and Aspen Rose Ranch is part of a unit filing. We will further note that (unless a parcel is sold without the mineral rights) all owners own 100% of their mineral rights, and that potential buyers may contact the ARR Secretary for archived documents. CCIOA guidelines require two years meeting minutes to be actively available to the general membership and realtors. We are retaining at least three years active documents on the web site.

Fred Baros reported that a gravel truck from Robinson & Sons damaged the gate rails and post at the Aspen Rose Ranch gate. Ted will contact Robinson & Sons for reimbursement.

The next Board of Directors meeting will be January 19, 2013.

The meeting adjourned about 11:00 a.m.

Marty Gisclon moved; Terrie Baros seconded.