

ASPEN ROSE RANCH PROPERTY OWNERS ASSOCIATION

Quarterly Board of Directors Meeting Saturday, March 19, 2016	Location: Lee and Marty Gisclon's 19558 Aspen Rose Dr Weston, CO 81091
ARR POA web site www.aspenroseranch.com	Next BOD Meeting: June 11, 2016 Next Annual Membership Meeting: August 6, 2016

The meeting was called to order at 11:09 am by President Don Cox. Board members in attendance were: Don Cox, President; Terrie Baros, Vice-President; Marty Gisclon, Secretary; and Kit Keith, Member-at-Large. Also in attendance were Fred Baros, Bob Lawrence, and Lee Gisclon. George Denbow assigned his proxy to Marty Gisclon. With a quorum present, business was conducted as usual.

Minutes from October Quarterly Board Meeting were reviewed and adopted. Don motioned. Terrie seconded.

Follow-up from October BOD Meeting

Filing of revised Covenants & By-Laws with the County

Terrie Baros reported that the revised Covenants, as approved by the membership on September 15, 2016, were filed with the County. The approved, revised By-Laws and the Covenants will be posted to the ARR Website.

Fence Repair

Don reported that he again assessed the condition of the fence on the entryway into Aspen Rose Ranch. Don felt that the fence was in some disrepair. However, Don suggested that there was no need for fence repair at this time because (1) the recently constructed fence (on the Duran side) is so close to our old fence and (2) ARR's cattle guard is further along the road to help with our summer cattle leasing and, therefore, ARR's ability to secure a cattle lease was not at issue. We will continue to monitor this as an open item for future meetings.

Placement of No Trespassing Signs

Don placed two (2) No Trespassing signs on ARR; one is at the entrance and the other at the cattle guard. Other owners have placed additional signs throughout ARR.

Officer / Committee Reports

Treasurer's Report: Current Financials, Annual Invoicing, Draft 2016/17 budget.

George Denbow could not be present but submitted his report (see attached). The current Profit and Loss Statement and Balance Sheet were reviewed and accepted. Marty motioned, Kit seconded. The proposed 2016-2017 budget was reviewed. The budget was approved, with the caveat that it would again be discussed at the June BOD Meeting when the Board would have a better idea of carryover (see discussion of sign repair).

Complaint Committee Report

Kit Keith reported that she was not aware of any formal complaints. Terrie said that proposed changes to the Complaint process would be discussed at the June BOD meeting. Kit indicated that she will be traveling for the next two months and would, therefore, not be available for Complaint Committee work. Owners are asked, if they have a complaint that they would like to file, to send that complaint to all BOD members (current directory attached). Terrie volunteered to handle complaints in Kit's absence. Terrie said she would contact Paula Minor, who is in charge of the ARR website, to post the new process.

CAB Committee Report

Terrie reported that CAB changes were up to date except for a very few items that needed to be done, such as the Complaint process changes and some administrative fields that needed updating.

Road Committee Report: Snow plowing, common road condition

Fred Baros reported that snow plowing has been light so far this year, although April has been known to be a heavy snow month. Don reported that the Road Committee would get together early this Spring to assess where road maintenance is needed this year and bring their recommendations to the BOD meeting in June. Placing reflector posts at culverts was identified as an additional need to be assessed.

We discussed the need for an ARR Beautification Day. Among other chores to be done, it is essential that we remove the small saplings that are growing in the ditches before they become a real problem for road maintenance. We agreed to schedule the ARR Beautification Day on the morning (9am start) of the Annual Meeting. Fred and Don will arrange for equipment needed for the morning's work.

Grazing Lease Report: Status of 2016 payment, renewal

Fred Baros reported that ARR had received the grazing lease payment for 2015 (\$2000). This summer will be the third year of the 3-year lease and Fred asked the Board to approve extending the lease for another 3-years to the same lessee. Terrie moved to accept Fred's proposal and Don seconded the motion.

Miscellaneous / New Business

Aspen Rose Marquee Sign

The Aspen Rose Ranch marquee sign was blown down by strong winds this winter. Don and Fred agreed to arrange for 2 bids for replacement/ reconstruction of the sign. Since the primary problem was rotten wood, the requests for bids went out requesting replacement with steel posts. Both A&A Welding and Topar Welding returned bids.

The Board felt that the 2 bids did not contain the same elements, thus leading to very different bids and some ambiguity. Fred will seek a revised bid from A&A Welding, and Don will ask John Parrish to do the same with Topar Welding. Hopefully, this will help to clarify some issues and provide an "apples to apples" comparison. Replacement of the sign (moved 20 feet closer to Wet Canyon Rd) is an expensive undertaking, perhaps more than \$7000.

Don asked all Board members if they supported this expense. All Board members

voted affirmative, feeling the ARR sign was a beautiful signature piece for the Ranch. Currently, Board members supported the more complete bid for structural and aesthetic reasons. It was noted that ARR funds are available to make this capital investment. Don will review the new bids with the BOD members so work can begin as soon as possible. Fred will get back to A&A Welding and Don will ask John Parrish to get back to Topar welding.

Nominations for 2016 – 2017 BOD

Terrie reviewed the election process for the Board. It was acknowledged that the elections last year were unusual due to multiple resignations (Ted Hyneck, Carolyn Reed, and Laura Cooley). Therefore, we are 'out-of-cycle'. To get us back in sync with the By-Laws, it was agreed that this year we will have two (2) officers up for regular 2 year period of service, that being Vice-President and Treasurer, and one (1) officer up for one-year, that being Secretary.

With fewer members on the BOD, the job of Secretary came up for discussion. Terrie indicated that the Secretary had many responsibilities, perhaps leading to few owners volunteering for the position. We are going to look at shifting some responsibilities to the VP position or At-Large BOD members to get the Secretary's role to a manageable set of responsibilities. Currently, the Secretary has the largest set of responsibilities of any officer or director on the board. It was agreed that Terrie would circulate the Secretary's roles and responsibilities, as described in the P&P document, as a background for discussion at the next BOD meeting (June).

Other New Business

As the Designated Agent for our POA, Terrie filed the Annual POA Report with the state of Colorado to keep our organization in compliance.

The POA registration required by DORA Division of Real Estate was completed as well. Terrie explained this is a requirement that provides Real Estate agents one source to search and find POA's contact information to meet the Real Estate Buyers/Sellers rights. The receipt for these fees will be submitted to the Treasurer for reimbursement.

With all business completed, Kit motioned that we adjourn the meeting and Terrie seconded. The meeting was adjourned at 12:50 pm.