

ASPEN ROSE RANCH
OWNERS' WEB SITE

www.aspenroseranch.com

Minutes of the Aspen Rose Ranch
Board of Directors Meeting
April 28, 2012

ANNUAL OWNERS MEETING

Saturday, August 11, 2012
(DATE HAS CHANGED)

Baros Barn (Parcel #13)
20004 Aspen Rose Drive

IMPORTANT NOTE: Three board positions are up for election this year—Vice-President (incumbent Sandy Parrish), Treasurer (incumbent Marty Gisclon), and one Member-at-Large (incumbent Laura Brinkman). If you are interested in nominating someone or self-nominating for any position, please submit in writing **BY JUNE 1st** to Carolyn Reed.

The second quarter 2012 meeting of the Aspen Rose Ranch board came to order at 10:40 a.m. at the Reed home at the Aspen Rose. Board members attending were: (President) Ted Hyneck, (VP) Sandy Parrish, (Secretary) Carolyn Reed, (Treasurer) Marty Gisclon, Terrie Baros, and Laura Brinkman (telephone). Mike Marsh did not attend and did not assign a proxy. Bob Reed also attended.

The minutes of the January 7, 2012 meeting were accepted as written.

Terrie Baros moved. Sandy Parrish seconded. Passed unanimously.

January financials were approved. (We were unable to approve these at the previous meeting because the directors had not yet reviewed them.)

Terrie Baros moved. Sandy Parrish 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.

Points of note on the Profit & Loss Statement:

- Fee income: \$100. This reflects administrative fees for late assessment payments.
- Refunds: \$285. This is a refund from our attorney. We had given him a \$1,000 retainer to move forward with the liens and foreclosure proceedings on unpaid assessments. Once all assessments were paid except one property (that is in a foreclosure process), the refund was made.
- Snow removal: \$765. This is lower than normal.
- Taxes: \$397. This is tax on our grazing lease income.

Points of note on the Balance Sheet:

- Accounts Receivable: \$164.10. These fees were assigned by our attorney's office to an owner in arrears on their assessment. The board agreed that the fees should not have been charged and will credit that charge on the owners' 2013 assessment.
Terrie Baros moved. Carolyn Reed seconded. Passed unanimously.
- ARR Legal Fund: \$6,920. This reflects funds that were gifted and loaned to the association by individual owners in 2004-05 for attorney fees to research our options in regards to natural gas development. From time to time as our finances allow (very seldom), some of these funds are repaid to the creditors (Baros, Gisclon, Parrish, and Reed).

The April financial statements were all approved as presented.

Terrie Baros moved. Sandy Parrish seconded. Passed unanimously.

We reviewed the 2013 budget and adjusted it throughout the meeting. The revised budget is included with these minutes for owners' review prior to the annual meeting in August.

All but one owner have now paid their annual assessments. That debt is out of our control. Our treasurer has been notified of a pending public trust foreclosure proceeding against Parcel #17. We have filed a lien against this property.

We discussed changing our method of collecting unpaid assessments. Several local POAs, as well as the utility companies, use a process by which they turn over collection of unpaid assessments to the Las Animas County Tax Collector. Marty Gisclon spoke at length with both the Tax Collector and the Treasurer of Cimarron Ranch to understand how this process works. In essence, we can add the amount of a delinquent annual assessment to an owner's tax bill for the next year. A 10% service charge is added, which upon payment goes to the Tax Collector. If the owner does not pay the tax bill, they are ultimately subject to losing their property at a tax lien sale.

The entire process can take as long as 21 months to collect, but it removes the Aspen Rose Ranch POA from the expensive and onerous practice of debt collection. Using an attorney may take less time, but it costs more money and more aggravation. After significant discussion, the Board agreed that past due assessments (with liens filed) will be submitted to the Tax Collector for collection. We also agreed to publish the parcel number of any delinquent assessments in the minutes, once a lien has been filed.

Carolyn Reed moved. Terrie Baros seconded. Passed unanimously.

Terrie Baros provided the CAB (Covenants and Bylaws) committee report. Terrie has revised the Policies & Procedures document (in large part to reflect the changes in the assessment collection process). The board approved the current changes, but the document will need to be updated again to reflect the collection process noted previously. Once it has been updated again and approved, we will post the entire document on our website (www.aspenroseranch.com). Terrie will email owners with a list of changes to the document prior to the annual meeting. The board thanked Terrie for her efforts.

Marty Gisclon moved. Carolyn Reed seconded. Passed unanimously.

Because Fred Baros was unable to attend, Terrie provided his grazing lease report. Jeremiah Hall has agreed to graze his cattle again this year, the last of his three-year lease at \$15/pair. He will be inspecting the fields and mending fences about the first week of May and bring his cattle on shortly thereafter. Due to last November's windstorm (winds in excess of 100 mph), several large trees have fallen onto the fencing; Aspen Rose owners have offered to assist Jeremiah with tree cutting if he wants the help. This year's grazing plan is similar to that of 2011—Jeremiah will graze his entire herd here for 2 ½ months, and then move them to the Mendine pasture.

Four other ranchers have contacted Fred regarding a grazing lease. Although Fred has told them that we already have a lease, he asked them if they would be interested next year at \$20/pair—all were interested. Fred has also told Jeremiah about the increased price and has offered him first right of refusal. Because Jeremiah has been such a great leaseholder, the Board authorized Fred to negotiate with him regarding the rate next year.

Ted Hynneck presented the road report. Last year, we spent just under \$3,000 for the cattle guard in lieu of replacing the gate. The rest of the \$5,210.64 expense was for gravel and grading. We are getting further behind on road maintenance; unless we increase our annual assessments, our roads will continue to deteriorate. We are losing the road crown, which makes it easier for water to pool onto the road rather than away from it. We plan to spend some money this year on Constanti Ridge—pulling the ditches, as sand has drifted and filled them. Although we have \$5,000 in our 2012 budget for road work, we have about \$10,000 worth of work that needs to be done—both gravel and grading. Ted suggested that we be very prudent with our maintenance this year (correct only the worst spots) so that we'll have some significant money to work with next year. The board agreed.

We agreed to increase the annual assessment to \$425 per year to assist with road maintenance.

Marty Gisclon moved. Terrie Baros seconded. Passed unanimously.

Laura Brinkman presented the complaint committee report. Although one informal report had been previously received regarding road maintenance on Constanti Ridge, no formal complaint was received. Emails were exchanged between the owner and the board and road committee.

We tabled the agenda item regarding "temporary residences" until another meeting. Our covenants state what building construction is allowed and what isn't. The covenants have not always been strictly enforced, so there is some concern going forward for all concerned. Although the board has no desire to be heavy-handed, we do need to have a strong policy to protect our property values.

Due to date conflicts, **we changed the annual meeting date to August 11**. We will invite Jeremiah Hall and Mike Seckar. Jeremiah holds our grazing lease; Mike is our neighbor who holds an easement to use Aspen Rose Drive to access his property, and pays an annual assessment for the privilege. We will also ask Loyd Holliman, the new Stonewall Fire Chief, to talk with us about fire mitigation. Sandy Parrish will chair the committee to coordinate the annual meeting and gathering. Marty, Sandy, and Laura are up for re-election. **June 1 is the deadline for owners to nominate someone or self-nominate for a board position.**

We reviewed the proposed 2013 budget with input from meeting, and approved it with changes.

Terrie Baros moved. Sandy Parrish seconded. Passed unanimously.

As there was no miscellaneous or new business, the meeting adjourned at about 1:20 p.m.

Marty Gisclon moved. Sandy Parrish seconded. Passed unanimously.