

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

February 16, 2013

The quarterly Aspen Rose Ranch Board of Directors meeting came to order at 10:00 a.m. Board members present at the meeting (from various locations) were: Ted Hyneck (President), Sandy Parrish (Vice President), Carolyn Reed (Secretary), Marty Gisclon (Treasurer), and Terrie Baros (Member-at-Large). Neither Laura Cooley nor Mike Marsh assigned a proxy. Also present were Fred Baros and Bob Reed.

The minutes of the October 27 board meeting were unanimously approved.

Terrie Baros moved; Sandy Parrish seconded.

Marty Gisclon presented the Treasurer's Report, which is included with these minutes. We have \$18,319.86 cash in the bank. Four owners have not paid, and we will follow our published policy to collect (\$50 administrative fee assessed on March 1, 10% penalty). More information about that policy is available on page 21 of our Policies & Procedures document, available on our owners' website—www.aspenroserranch.com. Ted suggested setting up a "bad debt allowance account" to better manage those funds.

Marty had not prepared a rough draft for the 2014 budget for this meeting. However, she will send a draft electronically to board members. We plan to discuss and approve it at the May meeting and distribute it at our annual meeting. We accepted the Treasurer's Report unanimously.

Terrie Baros moved; Carolyn Reed seconded.

Following up on a request from our October meeting, Terrie Baros presented information regarding enforcement of building compliance policies in neighboring POAs (Cimmaron, Santa Fe Trail, and Black Hawk). Terrie noted that enforcement ranges from deferring to county and state building codes to having Building Review Committees. We agreed that we just need to be more diligent in administering and enforcing our existing policies. Our main concern is that we don't allow RVs as permanent full-time homes. Terrie presented two forms as a composite from the other POAs: a "Building Compliance" form and a "Request for Waiver" form. We will modify the forms at our next board meeting (as well as consider how to administer them), present them at our annual owners' meeting, and have them available for new property owners.

As discussed in our October meeting (and recorded in those minutes), the tax dollars for those parcels on the north side of Aspen Rose Drive (generally, Parcels 1 through 9, and part of 10) go to the Spanish Peaks Fire Protection District (FPD), although Stonewall FPD is our first responder. Terrie Baros had asked Loyd Holiman (Stonewall FPD) to assist with a sample letter so owners on the north side can request that their tax dollars are instead distributed to Stonewall. Loyd has provided that information to Terrie, and she will send a draft letter to board members for discussion at our next meeting. Terrie reported that the following information might be important to owners for their insurance: from the Stonewall Fire Station in Wet Canyon to the Aspen Rose Ranch gate is 6.3 miles; from Spanish Peaks Fire Station in Gulnare to our gate is 13.3 miles. Owners may check their tax bills to determine which FPD is designated for their parcel. To request a change, start at the Tax Assessors office in the Las Animas County court house.

Fred Baros reported on our grazing lease. We just received a check from Jeremiah Hall for \$1,200. Jeremiah has not responsive, which has been a problem. Also, southern Colorado is still experiencing drought conditions, and we have agreed to change our grazing lease to ask that cattle only run on the ranch for four months rather than five. After significant discussion regarding our pastures' ability to support grazing in its current state, we agreed to suspend our grazing lease for one year.

Carolyn Reed moved; Marty Gisclon seconded.

Ted Hyneck presented the Road Report. Ted talked with Steve Robinson and Mike Browning about the damage to the gate fencing. Mike agreed that they did it and that they will fix it. Ted will stay on them, come spring. Ted also reported that we will revise the RFP for road work and send it to the Board for approval at the next board meeting.

Laura Cooley was not present and had reported nothing from the complaint committee.

The next Board of Directors meeting will be May 18, 2013 at Ted Hyneck's home at Aspen Rose Ranch.

The meeting adjourned about 11:07 a.m.

Carolyn Reed moved; Terrie Baros seconded.