

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

January 18, 2014

The quarterly Aspen Rose Ranch Board of Directors meeting came to order at 10:40 a.m. Mountain Time. Owners present at the meeting were: Ted Hyneck (President), Sandy Parrish (Vice President), John Parrish, Terrie Baros (Member-at-Large), George Denbow (Member-at-Large), Paula Miner, Don and Kathy Simkins (renters of Parcel #8), and Rosalyn Kirby (renter of Parcel #18). Calling in were Carolyn Reed (Secretary), Marty Gisclon (Treasurer), Laura Brinkman (Member-at-Large), Bob Reed, Lee Gisclon, and Todd Kalcik (renter of Parcel #18).

The minutes of the November 3, 2013 board meeting were unanimously approved.

Terrie Baros moved, George Denbow seconded.

Marty Gisclon presented the Treasurer's Report, which is included with these minutes. Marty explained several entries:

On the Balance Sheet:

- The Accounts Receivable line item (\$7,942.50) reflects 13 properties that still have unpaid assessments for 2014, as well as grazing fees that have not been paid.
- The Accounts Payable line item (\$587.50) documents overpayment from two owners who recently paid their 2013 assessments. Because those accounts were already sent to the tax assessor for collection last October, Marty cannot now accept that payment and was refunding that amount.
- The ARR Legal Fund line item (\$5,800) documents the outstanding balance of \$1,800 still owed to four owners, secured by a promissory note. The remaining amount was an unsecured loan to several owners that was not promised to be repaid.

On the Profit & Loss Statement:

- The Road Maintenance line item (\$13,050) is for the significant road work done in 2013. Because we are changing our fiscal year to "August 1 through July 31," the payment fell into this fiscal year's books.
- The Snow Removal line item (\$867.50) is for snowplowing (two occurrences) done so far this fiscal year.
- The Street Signs line item (\$440.87) is for speed limit signs and 20 reflectors (to mark culverts), authorized at the November 3 board meeting.

There was a brief discussion regarding the process we now use to collect unpaid assessments and fees. This is the first year in which we will have completed an entire cycle (i.e., from unpaid invoice to tax assessor's collection process). The Treasurer's Report was unanimously approved.

George Denbow moved, Sandy Parrish seconded.

Terrie Baros presented the CAB (Covenants And Bylaws) Committee report. The CAB committee did not meet in December as planned. The committee will conduct research with other POAs, the CCIOA website, and the Hindman/Sanchez law firm website. The following items need CAB Committee attention:

- A thorough review of all our governance documents (Covenants, By-laws, and Policies & Procedures) needs to be completed to determine all pages/sections that require updates for these changes:
 - ✓ The "Request for Waiver Form" (approved with changes at the 2013 annual meeting)
 - ✓ The new fiscal year dates
 - ✓ The newly mandated annual POA registration with the Colorado DORA (Department of Regulating Agencies).

The changes will be presented to the Board of Directors at our next quarterly meeting (May 17), and distributed to owners once they have been approved.

- The "Building Compliance Form" should be separated into three sections as recommended at the annual meeting (Dwelling, Outbuilding, and Driveway). Some of this effort may be completed via email between the CAB committee and the Board of Directors. This form will be presented to all owners again at the 2014 annual meeting.
- Other suggested changes to our governance documents will also be considered prior to presenting the documents to all owners for approval.
 - ✓ Fixed-wing aircraft are prohibited from landing on Aspen Rose Ranch properties.
 - ✓ Hunting and target shooting are permitted on Aspen Rose Ranch. However, "common safety practices" must be followed at all times. Also, during hunting season (August through January), target shooting is limited to the hours between 9:00 a.m. and 3:00 p.m.
 - ✓ Clarify the enforcement policy regarding administration and leasing of grazing rights.
 - ✓ Others may be considered as necessary.

Ted Hyneck presented the Road Report. Ted will place the reflectors on either side of each culvert to alert drivers/contractors and minimize damage to our culverts. We will also post speed signs (20 mph) at the Aspen Rose Ranch entrance gate. The Road Committee will develop an RFP (Request For Proposal) for road work on Whiskey Canyon, Shorty's Hideout, Constanti Ridge, and Hicks Drive, as well as an RFP to maintain Constanti Ridge. Ted expects the RFPs to be available for review by the next BOD meeting in May.

Laura Cooley reported that the Complaint Committee had received no formal complaints.

Fred Baros was not present at the meeting, but Terrie Baros reported on his behalf regarding the grazing lease for 2014. Fred has found an interested rancher who has offered \$20 per pair. After discussion, the BOD agreed to move forward on negotiating a lease, but with the understanding that if we experience drought conditions again, we have an "out" clause.

George Denbow moved, Sandy Parrish seconded.

We next addressed the unauthorized grazing of goats and horses. The Gatzas have been in communication with the BOD regarding this matter, and we hope that it will soon be resolved. As we expect to lease our pastures with an authorized grazing lease, this grazing will infringe on the lessee's rights to the pasture. Ted will draft a letter for review by the BOD addressing the issue. The emphasis of the letter will be on keeping owners' farm animals within their own property boundaries.

We briefly discussed dogs that cross property boundaries. The BOD agreed that this is a personal concern (unlike the administration of grazing), and outside the authority afforded to the BOD by our governing documents.

The next Board of Directors meeting will be May 17, 2014 at the home of George Denbow and Paula Miner at the Ranch.

The meeting adjourned about noon.

Terrie Baros moved; George Denbow seconded.