

## **Minutes of the Aspen Rose Ranch POA Board of Directors Quarterly Meeting May 10, 2014**

The quarterly Aspen Rose Ranch Board of Directors meeting came to order at 10:10 a.m. Mountain Time. Owners present at the meeting were: Ted Hyneck (President), Carolyn Reed (Secretary), Marty Gisclon (Treasurer), Terrie Baros (Member-at-Large), Bob Reed, Fred Baros, Lee Gisclon, Don and Pam Cox, Claire Burns, and Todd Kalcik and Rosalyn Kirby (renters of Parcel #18). Calling in were George Denbow (Member-at-Large) and Laura Brinkman (Member-at-Large). Sandy Parrish (Vice-President) was not present, but had assigned her proxy to Marty Gisclon.

The minutes of the January 18 board meeting were unanimously approved.  
*Marty Gisclon moved, Terrie Baros seconded.*

Marty Gisclon provided the Treasurer's Report which is included with these minutes. Marty reviewed these items of note:

- We have \$17,640.82 in our checking account.
- The Accounts Receivable line item includes debts for unpaid assessments that were incurred in 2013. Although some owners have attempted to pay those debts, the debts had already been turned over to the tax assessor for collection, so Marty cannot now accept those payments.
- The \$13,050 charge for Road Maintenance should have been booked in last year's financials, but the invoice arrived too late.

The Treasurer's Report was unanimously approved.  
*Terrie Baros moved, Carolyn Reed seconded.*

Marty next presented the proposed budget for 2014-15, which is very similar to those of previous years. A few changes were suggested. The revised proposed budget was unanimously approved by the board and will be presented at the annual meeting in August for approval by the general membership. A copy is included with these minutes.

*Terrie Baros moved, Carolyn Reed seconded.*

Terrie Baros presented the CAB (Covenants And Bylaws) Committee report. The "Building Compliance Form" was separated into two--Dwellings and Outbuildings--and renamed to the "Construction Compliance Form." This form will be presented to all owners again at the 2014 annual meeting.

We also discussed the other suggested changes to our governance documents:

- In last year's annual meeting, owners approved a change to our fiscal year. This change needs to be reflected in our covenants, and then the owners need to approve the language change.
- We plan to soften the language regarding the review of our financials, due to our extremely limited funds. George Denbow will review the financials with Marty later this spring. Don Cox also offered to assist George and Marty as a non-board member to review the books.
- We will clarify the enforcement policy regarding administration and leasing of grazing rights.
- We agreed that our governance documents should remain silent on aircraft and hunting/target practice, as both of these are covered under our "nuisance" covenant. Benchmarking with other POAs in our area indicate that their governing documents are also silent on these issues.

We plan to mail the proposed changes to owners prior to the annual meeting in August. Covenant changes require approving votes from two-thirds of the eligible voting membership (i.e., current on all assessments).

Ted Hyneck presented the Road Report. He presented a copy of the RFP (request for proposal) which is being sent to Robinson & Sons and Water Works Plus. RFP responses are due back to Ted by the end of May. The proposal is divided into three parts:

- A. Grade the four miles of Aspen Rose Drive with the road crowned to approximately 10 inches.
- B. Grade and apply gravel to one-quarter mile of Whiskey Canyon, Shorty's Hideout, and the Gisclon hill. Finished gravel should be 3/4 inches with a gravel-to-dirt mix no less than 70/30 gravel to fines. All applications of gravel are required to be compacted.  
Grade Hicks Road to end of light poles, crowning the road where possible.
- C. Clean drainage ditches from the turn-around at the top of Constanti Ridge to the culvert opposite the entrance of Lot 16. Wherever possible, drainage ditches should be at least 18 inches deep. From the entrance at Lot 26 to the entrance of Lot 15, the drainage material must not be left on the road and must be moved to other locations.

Install a new culvert (18 inches in diameter) near the top of Constanti Ridge, marked by an iron pin. Ted estimates that it will cost us between \$12,000 and \$14,000 to do all three parts. Once we have completed all this work, all sections of Aspen Rose Ranch roadways will have been maintained at least once in the recent past.

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

Fred Baros reported that we have come to an agreement with Timothy (Butch) Quinn for a three-year grazing lease. Butch is the ranch manager for the Kennedy Ranch, adjacent to Aspen Rose Ranch, but he will be grazing his own cattle--20 pairs (cow/calf) and one bull. Because conditions aren't suitable yet for grazing (e.g., the scrub oak hasn't yet leafed), he has not yet brought his cattle in. Butch hopes to check and repair the perimeter fencing this week, and start grazing this month, conditions permitting. The rate will be \$20 per pair per month. The board directed Fred to change the grazing lease language to allow pro-rating if a lessee can't pasture due to drought; he will send a copy of the updated lease to board members.  
*Marty Gisclon moved, Terrie Baros seconded.*

The annual general membership meeting (as well as the next Board of Directors meeting) will be August 2, 2014 at the home of Ted Hyneck at the Ranch. Self-nominations are now open until July 2 for the following board positions: Vice-President, Treasurer, and Member-at-Large.

The meeting adjourned at 11:30 a.m.  
*Carolyn Reed moved, Marty Gisclon seconded.*