

ASPEN ROSE RANCH  
OWNERS' WEB SITE

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Minutes of the Aspen Rose Ranch POA  
Board of Directors Quarterly Meeting  
*May 18, 2013*

ANNUAL OWNERS MEETING

Saturday, August 10, 2013

Baros Home (Parcel #13)  
20004 Aspen Rose Drive

**IMPORTANT NOTE:** Four board positions are up for election this year— President (incumbent Ted Hyneck), Secretary (incumbent Carolyn Reed), and two Members-at-Large (incumbents Terrie Baros and Mike Marsh). If you are interested in nominating someone or self-nominating for any position, please submit in writing **BY JULY 1<sup>st</sup>** to Carolyn Reed.

This quarterly meeting of the Aspen Rose Ranch Board of Directors came to order at 10:10 a.m. Board members present at the meeting were: Ted Hyneck (President), Carolyn Reed (Secretary), and Terrie Baros (Member-at-Large). Laura Cooley and Marty Gisclon assigned their proxies to Ted Hyneck. Sandy Parrish assigned her proxy to Carolyn Reed. Mike Marsh assigned his proxy to Bob Reed. No other owners were present.

The minutes of the February 16 board meeting were unanimously approved.

*Terrie Baros moved; Bob Reed seconded.*

In Marty's absence, Ted Hyneck presented her Treasurer's Report, which is included with the minutes. We have a current balance of \$19,285.26 in our bank account, with an Accounts Receivable of \$3,124.50 (delinquent assessments). Liens have been filed on the delinquent properties. The process of adding our liens to owners' tax bill is working; we have recovered some of the past due amount from one of our delinquent owners.

Even with our precedent of keeping \$3,000 in reserve, we agreed that we have \$15,000 to spend for road repairs and unanimously authorized the Road Committee to move forward with those funds.

*Bob Reed moved; Terrie Baros seconded.*

Marty has had some issues with our very old version of QuickBooks; we agreed (five agreed, two abstentions) to authorize an upgrade and training, should that be necessary.

*Terrie Baros moved; Bob Reed seconded.*

We discussed the proposed 2014 budget. We will ask Marty to remove the budgeted income from a grazing lease in 2014, but will add that later if our drought eases. (Recently, our grazing lease has been paid in the first quarter of the following year, rather than the fourth quarter of the year in which it was incurred.) Ted noted that our current annual assessments (\$475) should be sufficient to maintain the roads adequately each year. We had a few questions for Marty when she returns, and she will then revise and send us an amended 2014 budget for our approval prior to the annual meeting.

Terrie Baros presented two revised forms, a "Building Compliance Form" and a "Request for Waiver" form. Both forms are simple and straightforward one-page forms. The first form follows our Covenants, Section III, Dwellings ([www.aspenroseranch.com/covenantsapproved2011andrecorded.pdf](http://www.aspenroseranch.com/covenantsapproved2011andrecorded.pdf)) and seeks to confirm compliance with that section. The second form is a broad Waiver form that requests Board of Directors consideration to waive part of a covenant, bylaw, or policy/procedure. Other POAs have building committees, but we prefer not to implement that type of process. We agreed that the form(s) should come directly to the Board President within three weeks before the next BOD meeting so we have a chance to review prior to the meeting. The request will be reviewed at the meeting, and either approved or sent back to the owner for more information. (The process would then repeat.) Terrie Baros will write up the process for our review, and it will be voted on at our annual meeting.

In prior meetings, we have discussed the possibility of owners being able to change their fire district: Terrie Baros did further research with the Stonewall Fire Department, who contacted the Tax Assessor. The possibility only really applies if one piece of property is split between two tax districts, and that is not the case with any of the Aspen Rose Ranch properties. The Ranch IS split between Spanish Peaks Fire Protection District and Stonewall Fire Protection District but no single properties are split. In an emergency, BOTH districts get the call, and whoever is closest responds. No further action is required by the BOD or Aspen Rose Ranch owners.

Ted Hyneck presented the Road Report. Ted talked with Steve Robinson and Mike Browning about the damage to the gate fencing, and they have repaired it at their expense. Ted and Steve Robinson went over all our roads on May 14. We plan to do significant work on Aspen Rose Drive this year, and then do substantial work on Constanti Ridge, Whiskey Canyon, Shorty's Hideout, and Hicks Drive in 2014. Ted will send RFPs (Request For Proposals) to road work contractors to solicit bids for the work.

Laura Cooley was not present but reported that there were no complaints from the complaint committee.

Carolyn Reed requested funds (\$132.72) to renew our website ([www.aspenroseranch.com](http://www.aspenroseranch.com)), and funds were granted.  
*Terrie Baros moved; Bob Reed seconded.*

The Aspen Rose Ranch annual owner's meeting is scheduled for August 10 at the home of Fred and Terrie Baros. Board elections take place at that meeting. The board agreed to extend the date for self-nomination to July 1—please send your self-nominations to Carolyn Reed. The following positions are open for election this year: President (Ted Hyneck, incumbent), Secretary (Carolyn Reed, incumbent), and two Members-at-Large (Terrie Baros and Mike Marsh, incumbents). Directors serve a term of two years. More information regarding nomination and election is located in our ARR Policies and Procedures, pages 11 and 12 ([www.aspenroseranch.com/cab/arrpp2012apr28.pdf](http://www.aspenroseranch.com/cab/arrpp2012apr28.pdf)).

In her absence, the Board agreed to ask Sandy Parrish to chair the committee to coordinate the annual meeting and gathering.

The meeting adjourned about 11:30 a.m.  
*Bob Reed moved; Terrie Baros seconded.*