

**Minutes of the Aspen Rose Ranch POA
Board of Directors Quarterly Meeting**
November 3, 2013

The quarterly Aspen Rose Ranch Board of Directors meeting came to order at 9:15 a.m. Board members present at the meeting were: Ted Hyneck (President), Sandy Parrish (Vice President), Carolyn Reed (Secretary), Marty Gisclon (Treasurer), Terrie Baros (Member-at-Large), and George Denbow (Member-at-Large). Laura Brinkman did not assign a proxy. Also present were Don and Kathy Simkins (renters of the Watson home), Bob Reed, and Paula Miner.

The minutes of the August 10 annual meeting and subsequent board meeting were unanimously approved.
Marty Gisclon moved; Terrie Baros 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 reflects three properties in arrears. Liens have been placed on all three properties, and collection will be handled via the Las Animas County tax collection process.

On the Profit & Loss Statement:

- The Fee Income & Property Owners Dues line items (total of \$572.50) reflect a lien payment from a bank for a property that is now bank-owned.
- The Road Maintenance line item (\$13,050) is for the significant road work done this year.
- The Snow Removal line item (\$297.50) is for snowplowing done in February. The check was not delivered until August, and that's why it's reflected on this statement.

We currently have \$7,403.36 in our checking account. The Treasurer's Report was unanimously approved. In the August meeting, we agreed to make a \$150 payment to each of the four owners who loaned money to the POA in 2004 to engage an attorney at the height of gas exploration at Aspen Rose Ranch. Marty will write those checks today, reducing the debt to each owner to \$450.

The Treasurer's Report was unanimously approved.

Carolyn Reed moved; Terrie Baros seconded.

Ted Hyneck presented the Road Report. The repair of Aspen Rose Drive, our primary road, has been completed. The cost exceeded the bid of \$12,700 by one additional load of gravel, authorized by the committee to complete a section with exceptional mud problems. It is our intent to complete the auxiliary roads in the summer of 2014. Some of our sharp curves have already developed washboarding, primarily from too high of speeds and braking on the turns. We agreed to post a speed limit sign at the Ranch entrance for those who may not be aware (e.g., contractors). We also agreed to order reflectors for the culverts, as they are easily damaged during road work. Terrie Baros has access to order both signs and reflectors at a lower cost via her work place. She will order one sign and 20 reflectors.

Fred Baros was not present at the meeting. However, he had submitted a proposal from Water Works Plus to provide snowplowing services for us at the cost of \$95 per hour on weekdays and \$142.50 per hour on weekends and holidays. The board unanimously accepted his proposal.

Marty Gisclon moved; Carolyn Reed seconded.

Terrie Baros presented the CAB (Covenants and Bylaws) committee report. The "Request for Waiver Form" that was presented at the annual meeting was approved with changes at that meeting. However, the "Building Compliance Form"—required more substantial changes, so the CAB committee will meet in early December to discuss those changes. We will wait to implement the forms until both are complete and approved.

We discussed some other changes that need to be made to our governing documents. Both the Bylaws and the Policies & Procedures need to be updated with the modified fiscal year that was approved by the general membership in August. Two other possible issues were presented by realtors as questions from buyers, which prompted our decision to consider these additions to our Covenants:

- 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.

Fred Baros had not reported any news regarding a grazing lease for 2014. However, Ted Hyneck did address the unauthorized grazing of goats and horses by Todd and Tamara Gatzka. Ted sent the Gatzkas a letter in August, notifying them that we could no longer tolerate their unauthorized grazing, and that the POA will charge them \$250 per month for any month that someone observes their animals grazing indiscriminately on property other than their own. Ted researched the Colorado Livestock Laws (e.g., asci.uvm.edu/equine/law/fence/co_fnc.htm). Although Colorado is a fence-out state for horses, the Ranch IS completely fenced as an entity so that we can administer grazing leases. We will change the Policies & Procedures document to clarify the enforcement policy regarding administration and leasing of grazing rights.

A white female dog has recently started to attack both other dogs and occasionally people. Be aware, and call the Sheriff if necessary.

Terrie Baros reported about a new Colorado law that requires that HOAs (and POAs) must not only register with the Secretary of State (as in past), but also register with Division of Real Estate. The registration cost is based on the size of the HOA—ours was \$16 plus fees, for a total of \$17.13, and we are registered through December 1, 2014. Terrie also reported that owners may access the following DORA (Department of Regulatory Agencies/Department of Real Estate) website for more information on the rights and duties of homeowners and associations under CCIOA (Colorado Common Interest Ownership Act):

cdn.colorado.gov/cs/Satellite/DORA-DRE/CBON/DORA/1251623736434

Laura Cooley was not present to report on the Complaint Committee.

Sandy Parrish reported that she and John will voluntarily scoop more gravel around the mailboxes in areas where it's getting muddy.

Carolyn Reed asked, on behalf of Todd and Rosalyn Kalcik (new renters), if the Board needed to approve the construction of a chicken coop on the Reed property. Because the new Building Compliance Form and policy are not yet in effect, no approval is required.

Marty Gisclon asked if anybody had any anticipated expenses—Terrie Baros asked her to set aside \$50 for reproduction and mailing costs for the governance documents.

The next Board of Directors meeting will be January 18, 2014 at the home of John and Sandy Parrish at the Ranch.

The meeting adjourned about 10:40 a.m.

Marty Gisclon moved; Terrie Baros seconded.