

ASPEN ROSE RANCH PROPERTY OWNERS ASSOCIATION
2nd Quarterly Board of Directors Meeting Agenda
Date: Saturday, May 17, 2025 Time: 11:00am MST

This meeting will be a phone conference meeting only or if you are on the ranch,
feel free to come on over to Chuck & Karen's place
Dial in number: (605) 313-5664 and then enter Access code 5385815

Welcome:

- Call Meeting to Order: Chuck 11:00am
- Attendance:
 - Roll Call: Chuck, George, Aaron, Ash, Sharon & David, Rebecca, Kit & Bob & James (her son).
 - Board Members: George, Kit, Aaron, Ash, Rick, Chuck
 - Committee Chairs: Fred, Paula
 - General Membership: Landon, Rebecca, Bob, David & Sharon, James (Kit's son), Gary & Teri
 - Determination of Quorum - Yes

Open Items:

- Easements that impact Aspen Rose Ranch: Chuck
 - Chuck still looking into plats and easements.
- Recurring Business: All
- Treasurer's Report: George
 - Financials
 - [Balance Sheet as of 05.16.25](#)
 - [P&L as of 05.16.25](#)
 - Trash costs have increased
 - We were paying (Twin Enviro) \$190/month billed at \$570 quarterly for pickup on the first Tuesday of every month.
 - Effective 2/1/25, our cost increased (Apex) to \$213/month billed monthly for the same pickup schedule.
 - We always change to every two weeks pickup for the summer months which is twice the once-a-month cost (\$426/month). Since we are now billed monthly, it is easier to adjust our schedule.
 - Trash Schedule:
 - June 3 & 17
 - July 1, 15 & 29
 - August 5 & 19
 - September 2, 16 & 30
- Road Committee Report: Chuck, Rick, Don & Fred
 - No work has been done since March due to contractor personel
 - We can blade from the mailboxes to the cattle guard with saved funds
 - Or we can spend that time and resource otherwise (more roadbase)

- **Motion (George):** Grade the road from Wet Canyon to cattle guard, extend roadbase from halfway between George & Rick's driveway to as far as our money will spend. We'll spend that amount of whatever remains in our budget (including new trash costs) down to \$2K (in case of emergencies.)
 - We would need an estimate of cost from Fred for everything within the motion.
 - **Amended Motion (Chuck):** Grade the road from Wet Canyon to cattle guard, extend roadbase from halfway between George & Rick's driveway to as far as our money will spend. We'll spend that amount of whatever remains in our budget (including new trash costs) down to \$2K (in case of emergency) PENDING APPROVAL OF THE BOARD.
 - George will send out accounting with estimated expenses to include these increased fees/adjusted spend after Fred supplies the estimated cost.
 - **Motion Seconded (Kit)**
 - **Motion Approved (Unanimously)**
 - **Motion Carries (Chuck)**
- Website: Paula
 - Updated and current on financials
- Grazing Lease: Fred
 - Grazing lease was negotiated to a 3 year term for \$3K/year
 - 20 cow/baby pairs + 1 bull will come onto the ranch approximately 5/23
 - Lessee will check the perimeter fencing before bringing the cows out
 - David raised that fencing on his property has fallen trees on it (northwest of the drill site - right of Mike Reckhart's red gate - Fred will pass along that info)
- Publicly Posting Meeting Minutes – Chuck
 - Still in work. Nothing in CO rules for POAs that say you must post online.
 - Paula would like us to ask the property owners to vote on this.
 - Minutes since 2021 are stored here in a [private drive](#) (accessible to all property owners)
- July Picnic: Paula & Pam
 - July 5, 2025
 - Food items: hot dogs & hamburgers
 - Hosted at Fred's
- New Business: All
 - Coordinating chimney sweeps for this summer
 - 3rd Contract out for T&S parcel
- Adjournment 11:41am
- **Motion to Adjourn (Kit)**
- **Motion Seconded (Aaron)**
- **Motion Carries (Chuck)**