

## ASPEN ROSE RANCH PROPERTY OWNERS ASSOCIATION

### 2nd Quarterly Board of Directors Meeting Agenda

Date: Saturday, November 8, 2025 Time: 11:00am MST

This meeting will be in person at Chuck's and a phone conference meeting.

*Dial in number: (605) 313-5664 and then enter Access code 5385815*

#### Welcome:

- Call Meeting to Order: Chuck 11:01a MT
- Attendance:
  - Roll Call
- Board Members: Rick, George, Aaron, Chuck, Ash, Kit, Don
- Committee Chairs: Fred, Paula
- General Membership: Landon, Bob, Gary, Teri,
  - Determination of Quorum yes

#### Open Items:

- Easements that impact Aspen Rose Ranch: Chuck
  - Chuck is still looking into plats and easements.
  - Title Company in Trinidad isn't being useful. Chuck is doing it manually.
  - The reason we need it so we know how it affects us. There is nothing pressing.

#### Recurring Business: All

- Treasurer's Report: George
  - Financials
  - [P&L as of 11.05.25](#)
  - [Balance Sheet as of 11.05.25](#)
  - Dues Invoices went out on 11/02/25
  - Not yet accounted: check from cattle grazing
  - Dumpster raised their fee again.
  - \$235/month for one pickup (double that for two). If we have to go to two pickups a month, it will cut into our road moneys.
  - It picks up on the first Tuesday of the month.
  - Please do not put non-kitchen items in the dumpster.
- Road Committee Report: Chuck, Rick, Don & Fred
  - Fred did ditch mitigation between George & Rick's house
  - Chuck would like the road committee to review the roads on the whole Ranch
- Website: Paula
  - We have to publish minutes publicly until we change our rules
- Grazing Lease: Fred
  - Possibly changing the dates of the lease so the cattle are left on the Ranch longer in the fall and later in the spring.

- Previously, they were supposed to leave the Ranch on 09/30/25, but he did not remove the cattle until well into October.
  - Lessee is suggesting a two week shift from mid May to mid October.
  - Chuck motions to let the changes be made per Fred & Sean's agreement
  - George & Rick second
  - No opposition
  - Motion passed
- New Business: All
- Adjournment
  - Don motions to adjourn
  - Kit second
  - Motion passed
  - Adjourn 11:27a