

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