

ASPEN ROSE RANCH PROPERTY OWNERS ASSOCIATION Annual Meeting and 1st Quarterly Board of Directors Meeting Minutes

Date: Sunday, August 11, 2024

Welcome:

- Call Meeting to Order: Chuck, 1:01pm
- Attendance:
 - Roll Call
 - Officers & Board Members: Kit Keith, George Denbow, Rick Miller, Don Cox, Chuck Perrone
 - Committee Chairs: Paula Miner
 - General Membership: Karen Perrone, Fred Baros, Bob Lawrence, David & Sharon Estes, Landon & Ash Porter.
 - Proxy Assignments:
 - See attached Proxy Assignment Sheet
 - Determination of Quorum:
 - 10 parcels represented; we have a quorum

Open Items:

- Easements that impact Aspen Rose Ranch: Chuck
 - Chuck has half of the plats; working on second half
 - Action Item: Chuck to get second half of plats from the county
 - Chuck will get with a title company regarding any easements since the formation of the ranch. Talked to Trinidad Abstract on 11/10; no info yet.
 - Action Item: Chuck to talk to Trinidad Abstract
 - Update: Still nothing from Gwen at Trinidad Abstract
- Fire Mitigation: Chuck & Karen
 - Karen gave an update on her investigation into the FRWRM Grant Process.
 - It is clear that the only way for Aspen Rose Ranch to be awarded this grant would be to levy a special assessment.
 - Discussion showed no stomach for a special assessment.
 - The FRWRM Grant Process is now abandoned.
 - The ranch will perform fire remediation along the common roads as funds allow
 - It is suggested that each parcel owner work on their own property to help with fire mitigation
 - USDA Grants are available for individual lot owners
 - NRCS (Natural Resource Conservation Service)
 - EQIP Grants (Environmental Quality Incentives Program)
 - Local office of the NRCS in Trinidad
 - Helpful in helping lot owners fill out paper work
 - Example: if work is \$1,000 – \$1,200 per acre, you will likely receive about \$875 per acre from the grant
 - Landon Porter is pursuing this right now for his and Ash's property

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- Chuck has called and left messages for John Jenkins, Fire Chief at Stonewall Fire District, to have him come out and evaluate some of our properties for fire danger mitigation. No work on this lately
 - **Action Item: Chuck will work with Don to reach John; No update**
- Stonewall **will not** be performing inspections in 2024 for a Community Wildfire Protection Plan. This item is now closed.

Recurring Business: All

- Treasurer's Report: George
 - George covered the balance sheet and P&L statement
 - George presented a proposed budget
 - The members voted to reject the budget and have George make some changes
 - The members asked George to add more money to fire mitigation and road maintenance.
- Road Committee Report: Chuck, Rick, Don & Fred
 - Chuck, Rick and Fred drove all the roads for inspection before the meeting.
 - General Work:
 - The committee recommended using any funds for road maintenance to be used for road base. We have a good quoted price per ton from Leone's that is good until September 30.
 - Culvert at Porter's Gate
 - This culvert is damaged beyond repair; not due to ARR actions.
 - Landon said it is not causing any erosion on his driveway s we could just leave it as is. This item is closed.
 - Expired Contract with Water Works Plus
 - The board approved a new contract with Water Works Plus
- Website : Paula Miner
 - Everything is up to date and looking good
- July Party
 - Thanks to Pam & Paula for organizing
 - All feedback was that everyone had a great time and wants to do it again.
- New Business: All

ASPEN ROSE RANCH PROPERTY OWNERS ASSOCIATION

Annual Meeting and 1st Quarterly Board of Directors Meeting Minutes

Date: Sunday, August 11, 2024

- Elections
 - Vice President – Seat up for Election
 - Nominations: Rick Miller
 - Secretary – Seat up for Election
 - Nominations: Ash Tuesday
 - Board of Directors
 - Seats up for election: Kit Keith & Don Cox
 - Nominations: Kit Keith, Don Cox
 - Chuck made a motion to elect the candidates by acclimation (since there were no opposition nominations). The motion was seconded by XXXX . No discussion and the motion was approved.
- The Board needs to set dates for the next year's meetings (this is the Board Meeting section; we just combined the two meetings)
 - The following dates were agreed upon by all present.
 - November 9 at 11:00am – Board Meeting
 - February 8 at 11:00am – Board Meeting
 - May 17 at 11:00 am – Board Meeting
 - July 5 – ARR Party
 - August 16 at 11:00am – Board Meeting
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- Adjournment
 - Chuck made a motion to adjourn
 - Everyone seconded
 - Discussion: None
 - Call for a vote: Motion Passes – the meeting was adjourned at 3:28pm