

ASPEN ROSE RANCH PROPERTY OWNERS ASSOCIATION 2nd Quarterly Board of Directors Meeting Agenda

Date: [Saturday, November 9, 2024](#) **Time:** [11:00am MST](#)

This meeting was held as a phone conference meeting only due to inclement weather.

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

Welcome:

- Call Meeting to Order: Chuck
- Attendance:
 - Roll Call:
 - Board Members: Chuck, Ash, George, Don, Kit, Aaron, Rick
 - Committee Chairs: Fred, Paula
 - General Membership: Rebecca, Gary, Teri, Landon
- Determination of Quorum - Yes

Open Items:

- Easements that impact Aspen Rose Ranch: Chuck
 - Chuck is still looking into plats and easements
- 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.
 - This item is being abandoned.
 - Individual Parcel Owners can call

Recurring Business: All

- Treasurer's Report: George
 - [Financials](#)
 - George presented a revised budget for approval
 - Motion by Aaron to approve
 - Seconded by Kit
 - No Discussion
 - Motion passed unanimously
 - George presented Balance Sheet and P&L Statement for approval
 - Motion by Don to approve
 - Seconded by Ash

- No Discussion
 - Motion passed unanimously
- Invoices have gone out. They were sent by George from the email address ged8276@outlook.com; the subj line has the words “Aspen Rose Property Owners Association”
- Road Committee Report: Chuck, Rick, Don & Fred
 - Chuck reported on the road base by WWP from the cattle guard to halfway between Paula & George’s driveway and Rick’s driveway.
 - ½ of a mile was ~\$10K
 - The whole Ranch will take a number of years to refinish (though it had not been refinished before).
- Website: Paula
 - Needs to put August minutes and financials on the website
 - Ash & Landon looking to update the website in the future
 - Aspen Rose Ranch website: <http://aspenroseranch.com>
- Grazing Lease: Fred
- Lease has been negotiated with Sean Zele.
- Lease is being extended to 3 year terms (previous iterations were 2 years). Previous term was \$2000/year. New term is \$3000/year.
 - Sean Zele has already agreed verbally. We’re waiting for him to sign and return.
- New Business: All
 - Rebecca informed us of a new federal form that needs to be filed. It has affected her HOA and an LLC
 - Link: <https://boiefiling.fincen.gov/>
 - **Deadline 11/30/24**
 - [BOI Engagement Letter](#) (sent to Rebecca by an attorney soliciting her business)
 - [BOI Small Entity Handbook](#)
 - Government website: www.fincen.gov/boi
 - [Notice to Customers](#)
- Adjournment
 - 1129a MT
- Motion to approve minutes: Don Nov 12, 11:06 AM
 - Motion seconded: Rick Nov 13 10:05 AM