

## ASPEN ROSE RANCH PROPERTY OWNERS ASSOCIATION

### 2nd Quarterly Board of Directors Meeting Agenda

Date: Saturday, February 8, 2025 Time: 11:00a MST

#### Welcome:

- Call Meeting to Order: Chuck at 11:05am
- Attendance: Fred, Rick, Aaron, George, Kit, Ash, Landon, David, Sharon, Bob, Paula, Chuck, Gary, Teri, Rebecca Don gave his proxy to Chuck
  - Roll Call
    - Board Members
    - Committee Chairs
    - General Membership
- Determination of Quorum - We have a quorum

#### Open Items:

- Easements that impact Aspen Rose Ranch
  - Chuck still looking into plats and easements
  - Located two easements - the county has a site where you can look online. Two affect the ranch. There are more, but Chuck is digging for more.
  - We are wondering what the easements say. No one knows all of the easements that affect the ranch.

#### Recurring Business: All

- Treasurer's Report: George
  - Financials
  - Balance Sheet
    - 7 property owners have not paid
      - 4 of them said they would pay at the last minute
      - George will update the board via email when this has happened
      - By March 1, there's a 10% penalty & admin fee
      - By July 1, George files a lien & county assessor adds that amount to their tax bill. We are reimbursed when they pay their tax bill.
  - Profit & Loss
    - George will cross check the **Property Owner Dues** dollar amount for accuracy.
  - Parcels 27 & 28 have remained on the market
- Road Committee Report: Chuck, Rick, Don & Fred
  - 3 snow removal instances since October
  - Remaining tasks - applying more road base in spring (sometime in March, likely), grading of the roads, and there's a culvert on Constanti Ridge Rd - a new culvert will need to be installed
  - Comments - the roads in ARR are exceptionally well kept
- Website : Paula

- Updated
- Grazing Lease
  - Increases the annual revenue from \$2K to \$3K - 3 year term. \$3K/year for 3 years.
- BOI Filing
  - Chuck and Ash have worked together so that Chuck is the only person who will put his name on it. There has been a legal stay on that requirement but we're prepared to file if it ever becomes legally required.
- New Business: All
  - Publicly Posting Meeting Minutes - Chuck reviewed the requirements for POAs/HOAs, there is no requirement that we post our minutes on the website. We only need to have it shared with the property owners. HOWEVER, it's part of our policies that we post it.
    - Chuck will review what we are legally required to post publicly.
- Adjournment 11:38a MT
  - Motion to adjourn: Kit made the motion, George seconded.
  - All in favor: George, Kit, Ash, Rick, Aaron, Chuck, and Don