

# ASPEN ROSE RANCH PROPERTY OWNERS ASSOCIATION

## 4th Quarter Board of Directors Meeting Minutes

Date: **Saturday, June 10, 2023**

### Welcome:

- Call Meeting to Order: Chuck, 11am
- Attendance:
  - Roll Call
    - Officers & Board Members: Chuck Perrone, George Denbow, Rick Miller, Kit Keith
    - Committee Chairs: Paula
    - General Membership: Karen Perrone, Bob Lawrence, Carl Medley, Don and Pam Cox
  - Proxy Assignments: none
  - Determination of Quorum: We have a quorum

### Open Items:

- Loan Repayment: George
  - Review George's spreadsheet
    - Sent spreadsheet to all the board
    - Shows payments to property owners
    - History goes back 20 years; some members loaned the POA money with a promissory note, some loaned with no promise to repay
    - George found general journal entries with no notes whatsoever
    - Some people had dues reduced instead of repayment, but George found no records on that
    - The POA has \$4,000 on the books as a loan
    - From the records George put together the best he could come up with:
      - Fred Baros - \$780
      - Lee and Marty Gilscon - \$780
      - Sandy and John Parrish - \$780
      - Reed - \$780 (no idea how to get ahold of him)
      - Wooten - \$500
      - Ted Hyneck - \$500
      - Kit Keith - \$500
  - Board Decision
    - Let's get it off the books
    - Chuck made a motion:
      - Contact folks above to determine if they want to be repaid
        - Chuck already spoke to Fred and Kit; both said they would eat the money if everyone else said to bag it. But if folks are being repaid, then they would like to be repaid as well
        - George to contact everyone else
      - Those who cannot be found; the loan is journaled out with an explanation in the records.
      - Those who say they want to be repaid will get a check
      - Those who say they will eat it; then that will happen with a journal entry and an explanation in the records.

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- Rick seconded the motion
- Floor was opened for discussion; no more discussion
- Call for vote: Motion passes unanimously
  
- Stock Pond Leakage – Aspen Rose Drive Washout: Chuck
  - Any info from Gibb Wisecoff?
    - Chuck got in touch with Gibb Wisecoff, (land use lawyer)
    - He does not do litigation but feels ARR has a leg to stand on with the situation of road erosion. His opinion is that the other party would be liable for their pond leaking and washing out our road.
    - No recommendations for another attorney; said just find one in Trinidad
  
  - We would still like to look at coming to an agreement with the old Visconti property owners on a joint use of partly their road past the pond and our road. This would eliminate the U-shaped part of the road around the stock pond.
    - Visconti property was sold to Hixon Family Properties
    - They have done some work since the purchased and their realtor says they intend to flip it
    - Chuck met and spoke to their property manager on site; spoke to him about our interest in sharing the road to avoid doing the jog around the pond
    - He was open to it and said he would bring it up to the partners.
  - **Action Item: Chuck to continue discussion with Hixson Family Properties**
    - Trinidad Abstract is pulling all easements that effect Aspen Rose Ranch (County said you have to go through a title company)
    - Charge will be price of printing documents, tbd
  
- Easements: Chuck
  - Research who is the adjacent Land owner to the North of Aspen Rose Drive for possible Easement discussion
    - Robert L Hixson JR – Hixson Family Properties
  - Easements that impact Aspen Rose Ranch
    - Chuck has half of the plats; working on second half
      - **Action Item: Chuck to get second half of plats from the county**
        - In work
    - Chuck will get with a title company regarding any easements since the formation of the ranch
      - Gwen at Trinidad Abstract is researching the easements for ARR. She said the cost would just be for printing of the documents
        - **Action Item: Chuck to follow up with Gwen**

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- Fire Mitigation: Chuck
  - Terrie had an action item to contact Stacy Dehl of North Fork Ranch to ask about how to do a grant for fire mitigation.
  - Chuck asked for a volunteer to take this; Karen Volunteered to do a first glance
  - Don has a lot of the information, he will send it to Karen
  - Don's take on it
    - It is a lengthy process
    - Don's understanding is a lot of the grant money has been drying up
    - Stonewall has to go through Fire Wise again
    - Stacy worked with folks in Stonewall, the guy at Stonewall FD Stacy worked with has retired
    - It is a matching grant, you have to match 50/50
    - It may be too costly for us
  - 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. John has not returned the calls. Chuck has left messages with Dora and the lady who works with Dora.
    - Don spoke to John; he said he has not received the messages.
    - Stonewall does not cover all the properties on ARR, Don has a map
    - Give Don names of who is interested in having John evaluate their properties
      - So far – Miller, Perrone, Baros, Keith
    - Don has a checklist for mitigation
    - Bob mentioned that the roads are the most important item needing mitigation
    - **Action Item: Chuck to work with Don to reach John**
- OA Lawyer Opinion: Chuck
  - Terrie had an action item to contact a lawyer regarding legal limits of penalty for late dues payment.
    - The law firm never returned her call; we will abandon this for now.
    - George sent a proposal to the board to revise our penalty schedule
    - All board members are asked to review the proposal
- Dumpster – Service: George
  - Bad Lock
    - Fred was asked to buy a replacement lock
      - Fred contacted lock company, they have sold the business
      - New company does not service or carry that type of lock

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- We may have to get them all replaced; Fred will need to let us know cost of new locks
- Bob suggested replacing the bad lock with a different style and putting a key in the parcel box for the Twin Enviro. After some discussion it was determined that was not a good solution.
  
- Did we get a fee increase? No
  - Discussion
    - Do we want to switch to twice a week starting in July? Yes, continue doing our once a month/twice a month split unless the Board decides to change it.
  
- Street signage: Kit & Bob
  - This item is complete. Thank you Bob & Kit for your work on the signs!

### **Recurring Business: All**

- Treasurer's Report: George distributed
  - Financials
    - No Questions
    - 2 Parcels have not paid their POA fee to date: Parcels 17 and 25
    - Got money from grazing lease
    - Contract services – we did not spend much on plowing this year
  
  - Proposed Budget
    - No Issues
    - We will need to raise amount of the proposed budget for the locks and keys, increase it to \$1,000
    - Even with higher lock fees and paying off loan, we will have a surplus
    - Chuck made a motion:
      - George revises the budget
      - Board approves the budget
      - Chuck sends it to all parcel owners to review and approve at the annual meeting.
    - George seconds
    - The floor was opened for discussion; no more discussion
    - Call for a vote; motion passed unanimously
  
- Complaint Committee: Kit
  - none

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- Road Committee Report: Chuck, Rick, Don & Fred
  - Fred requests that people drive on the side of the roads instead of right down the middle to help keep down the weeds
  - Don suggests if we have excess funds, it should go toward road base. Some roads really need it. Road committee should go out together to view where new road base is needed
    - Don will get a list to Chuck of the problem areas he has noted.
  - Paula asked who was responsible for the culvert under their driveway; she was told it is their job to maintain/repair
  - Pam asked if ditch in front of mailboxes had to be so deep
    - Chuck will ask Fred about that
  
- Website : Paula
  - Minutes are up to date
  - Financials need to be added
  - Have paid for our domain name renewal
  - Facebook page is up and running – please post!
  
- CAB Committee: Chuck
  - Discussion
    - Do we need it?
      - Chuck wants to put it on agenda only when we receive anything new from the state
    - Chuck went through the process to become registered agent
    - As Terrie left, she did a process to name Fred as the registered agent (unknown to Fred), so there is some uncertainty. Chuck is working it.
  
- Grazing Lease: Fred
  - Only Sean, Butch is no longer on the lease
  - 15 cows, 15 calves and a bull
  - Still get \$2,000
  - Contact Fred if there are any issues
  
- New Business: All
  - Nominations
    - This annual meeting: President and Secretary to elect
    - Kit nominates Chuck as President, we would then need a Vice President
    - Kit thinks we need another member at large
    - Chuck will look at the minutes to see when terms expire

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- Annual Meeting
  - 19<sup>th</sup> of August
  - Anyone want to host?
    - Chuck will ask Fred if his patio is available
    - Pulled pork tacos
      - Kit, Paula, Karen will be in charge
    - No speaker planned
  
- Other Items?
  - Trees
    - Is there someone in county that would look at them?
    - Don and Pam think it is caused by late freeze, some will die, some will come back
      - It isn't insects because you don't see any sap
    - Don thinks maybe Colorado State Forestry would take a look
    - Paula will reach out to see if anyone will respond
  
- Adjournment
  - George makes motion to adjourn at 12:25pm
  - Kit seconds
  - Motion Passes – the meeting was adjourned at 12:25pm