

ASPEN ROSE RANCH PROPERTY OWNERS ASSOCIATION
Annual Membership Meeting Minutes

Date: Saturday, August 21, 2021 Time: 1:00 pm MDT

Location: for Board & Committees only Fred & Terrie Baros 20004 Aspen Rose Dr.	Property owners are invited to attend by conference call & video conference (515) 606-5187 & enter Access code 291188
Aspen Rose Ranch web site: http://aspenroseranch.com	Video Meeting Link & access code Dial-in number (US): (515) 606-5187 Access code: 291188# Online meeting ID: terrielbaros Join the online meeting: https://join.freeconferencecall.com/terrielbaros

MEETING MINUTES

	Presenter
Meeting called to order Time: 1:05pm	Terrie Baros
Attendance / proxies / determination of quorum Attendees: Board: Terrie Baros, George Denbow, Kit Keith, Chuck Perrone (phone) Others: Fred Baros, Carl Medley (phone), Paula Miner, Karen Perrone (phone), Gary and Teri Chard Quorum was reached with the proxies. (See: Proxy counts & assignment on spreadsheet list w/parcel numbers)	Terrie Baros
Introduction of New Members ~ Welcome to: <ul style="list-style-type: none"> • Rob & Natalie Foster, parcel 11 	All
Follow-up from May 15th BOD Meeting	
<ul style="list-style-type: none"> • May Meeting Minutes – Approval <ul style="list-style-type: none"> • Minutes are out for Board review 	Chuck Perrone
<ul style="list-style-type: none"> • Request for secondary email address from Membership <ul style="list-style-type: none"> • Chuck asked for email updates and also sent out February 2021 and May 2021 minutes to property owners. 	Chuck Perrone
<ul style="list-style-type: none"> • Evacuation Route Wire Cutters/Orange box ~ in place at barbed wire fence 	Chuck Perrone

<p>This task is complete. After message phone tag with Martin Mendine, Chuck left a message explaining the evacuation route and the box on ARR ranch side of the fence</p>	
<p>Officer & Committee Reports</p>	
<p>ARR 2020-2021 Accomplishments in review</p> <ul style="list-style-type: none"> • Road work. • Cattle guard repair (clean out). • Thistles were sprayed along Aspen Rose Drive 	<p>Terrie Baros</p>
<p>Treasurer's Report: Current Financials</p> <p>See:</p> <ul style="list-style-type: none"> • Balance Sheet • Profit & Loss <p>Contract services were high (we show a net loss for the fiscal year); our income is static.</p> <ul style="list-style-type: none"> • Web expense is paid every two and five years (paid this past fiscal year). • George pulled fire mitigation off the books to get a positive balance for the 21-22 budget. 	<p>George Denbow</p>
<p>2021-2022 Budget for Membership approval</p> <p>Follow-up: Terrie will send budget out to membership for vote. Requires a 50% return (unlike covenants).</p>	<p>George Denbow</p>
<p>New Owners / Property Sales in Process</p> <ul style="list-style-type: none"> • Mill's tract is under contract. 	<p>George Denbow</p>
<p>Complaint Committee Report</p> <p>No complaints.</p>	<p>Kit Keith</p>
<p>Road Committee Report</p> <p>2021 Road Repairs</p> <ul style="list-style-type: none"> • In the spring road base was applied • Weed Maintenance • Cattleguard Cleanout • Pulling of culverts and some basins, did not happen this year. • Aspen Rose Drive narrows past Constanti. Fred asked all to drive on the edges of the road in order to help keep the weeds down and the roads wide. <p>2021-2022 Year Maintenance Plan</p> <ul style="list-style-type: none"> • Additional blading and road base is needed in certain places. • Eroding of Aspen Rose Drive just up from the culvert (by Visconte's pond). 	<p>Don Cox / Fred Baros</p>

<ul style="list-style-type: none"> - There were some options discussed by the road committee <ol style="list-style-type: none"> 1. Putting a retaining wall using steel I-beams and railroad ties and then backfill 2. Do an easement swap with Visconti that allows ARR to use the Visconti property to re-route Aspen Rose Drive to go around the pond and over the current Visconti culvert. This option would require more research. 3. Full bore engineered solution; would be very expensive! 4. Do nothing except add some more roadbase. - Fred will check out the pond culvert to see if it is clogged on the Visconti side. • Annual Weed Maintenance <ul style="list-style-type: none"> - We are having an issue with adjoining property owners having thistle; mitigation may need to be done each year. 	
<p>Director Election / CAB Committee</p> <ul style="list-style-type: none"> • Election of Director: Terrie Baros, President • Election of Director: Kit Keith, Director-at-large • Minutes Taker: write-in • Director Opening: Director-at-large, write-in <p>Ask members on the call to vote in the Chat box</p> <p>Report number of votes in addition to Proxy votes</p> <p>Kit nomination for open Director at Large position, nominating Rick Miller (Parcel 2) who has said that he will accept.</p> <p>Chuck put forth motion that we accept by acclamation, Fred seconds, all in favor, unanimous, zero nays.</p> <p>(See attached emailed list of votes).</p>	<p>Paula Miner & Fred Baros</p>
<p>Web Site – Updates</p> <ul style="list-style-type: none"> • Officers – following election; updates to be made • Web site – Additions <p>The security certificate has been installed.</p> <p>A link to a page with thrift stores has been created.</p> <p>Website is in maintenance mode.</p>	<p>Paula Miner</p>
<p>Dumpster –Service</p> <ul style="list-style-type: none"> • Review Months with two empties 	<p>All</p>

<ul style="list-style-type: none"> • Bear Safety - pulling trash out due to Dumpster Flowing Over • Dumpster Cost per Empty • Alternative Trash disposal Options <p>George: Cost of service is \$190 a month billed by calendar quarter. Ended up changing pickup frequency for July, August, and September for twice a month (based on billing cycle). Sometimes they don't show up on the scheduled day. We're on twice a month through September. If we want it to change to once a month beginning October 1, we need to decide by September 18.</p> <p>Action for George: Need to call and see if we can do a "customized" pickup so we don't have two pickups in September (two pickups in June, July and August and maybe second pickup in December).</p>	
<p>CAB Committee Report ~ Need committee members to assist Developing Operational Timeline for ARR Board</p> <p>Updates to ARR Policy & Procedure document include:</p> <ol style="list-style-type: none"> 1. Secret Ballot process alternative when only one volunteer for a position 2. Updates Treasures & Secretary responsibilities <p>No updates to report.</p>	Terrie Baros
<p>Grazing Lease Report</p> <ul style="list-style-type: none"> • Rancher concerns regarding Cattleguard Cleanout • Lease Contract Term <p>Two lessees on the lease. This is the first year of a two-year lease; we need a new lease for 2023. The word on the street is that Butch may be planning to quit his job and move to a warmer climate. But he will finish out this lease. Shawn may be interested in taking the whole lease by himself for 2023.</p>	Fred Baros
Miscellaneous / New Business	
<p>Miscellaneous / new business</p> <p>None brought forward.</p>	All
<p>Adjourn 2:09pm</p> <p>Kit motion to adjourn, George Second. All in favor.</p>	Terrie Baros