

# ASPEN ROSE RANCH PROPERTY OWNERS ASSOCIATION

## 4th Quarter Board of Directors Meeting Minutes

Date: **Saturday, May 14, 2022** Time: **11:00 am MST**

### Meeting Kickoff: Terrie Baros

- Meeting was called to order at 11:02 AM
- Attendees:
  - Board: Terrie Baros, George Denbow, Rick Miller, Chuck Perrone
    - We have a quorum
    - Board Proxy: Kit gave Terrie her Proxy
  - Committee Members: Paula Miner
  - General Members: Carl Medley (phone), Gary & Terrie Chard (phone; had to drop off early)
- Minutes Taker: Paula Miner, Rick Miller and Chuck Perrone

### Follow-up from February 19, 2nd Qtr. BOD Meeting: Terrie Baros

- **ARR Meeting minutes ~ BOD email Approval Status: Chuck Perrone & Paula Miner**
  - February 3rd Qtr. BOD Meeting Minutes
    - Approved, Distributed, posted to website; This item is complete
  - Get Proxy Spreadsheet for the Annual Meeting, August 21, 2021 1ST Quarterly BOD meeting added or amended to the minutes on the website
    - Completed in February; This item is complete
  - ARR plot map needs to have new owners for Parcels 15, Christian and Alisann Schweiker & 26, Rebecca Bingham updated and have new parcel map posted to web site.
    - Completed in February; This item is complete
- **Road Committee Items: Fred Baros (given by Chuck Perrone)**
  - Road Erosion adjacent to Visconti Stock Tank: Fred Baros & Chuck Perrone
    - Chuck was going to contact a land use lawyer to find out which landowner would be responsible for the road eroding due to the stock tank leaking. This will be done prior to possibly approaching the Visconti heirs about a new easement agreement to re-route around the upper side of the stock tank.
      - **Action Item:** Chuck Perrone to seek an attorney opinion. Still working
    - The Road Report provided another solution to the erosion. This fix would be to elevate the section of the road with a foot of road base, and a put a load of large rip rap on the lower south side of the curve. The Board asked the Road Committee to present a Quote to the Board for consideration of this solution. The Board will conduct an email meeting to review the Quote.
      - **Action Item:** Road Committee to present a Quote.

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- The road needs a couple loads of road base on Aspen Rose Dr. near Chuck & Karen's driveway and south of Constanti Ridge.
- Chuck & Terrie reminded folks about Fred's comments regarding driving on both lanes of the road verses driving down the middle of the roads on the ranch. The roads 24 feet wide like every highway road. To keep the gravel properly distributed, weed and grass down, we are all encouraged to use the whole width of the roads. Drive to the edge and you tires will help keep the gravel packed down. This in turn reduces weeds and grass encroaching into the roadway.

### **Preparations for Annual Meeting on August 13th: Terrie Baros**

- Food/entrée provided by the POA
- Potluck dinner following meeting with owners
  - Paula will work with Terrie on the entree
- Educational Topic / Speaker
  - Possible Topics – Terrie to lead this effort
    - New Fire Chief
    - Park Ranger
    - Extension Office regarding cattle
    - San Isabelle regarding power outages and expectations

### **Dumpster Service: George Denbow**

- We will go to twice a month in July; lasting until labor day
- Chuck reported that a pickup load is \$10.00 at the Trinidad landfill; even a truckload filled to the cab

### **Treasurer's Report: George Denbow**

- Nothing big to report. Not a lot of expense for snow removal so in a bit better state.
- D&O insurance goes up each year, may look at other options.
- Good shape on balance sheet.

### **New Owners / Property Sales in Process: George Denbow**

- No new properties up for sale.

### **2022-2023 Budget Review: George Denbow**

- Budget Review & Approval by BOD Budget is based on what we spent.
- Motion by Rick to approve draft budget for presentation at the annual meeting. Chuck seconded the motion. After discussion Terrie called for a vote; all Ayes 100% . . . motion passed.

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**Complaint Committee Report: Kit Keith**

- No complaints at this time

**Nominations for officers /Board of Directors: Terrie Baros**

- Need to be received by June 1<sup>st</sup>
- Two officer positions up for election:
  - Vice President
    - George nominated Chuck for VP.
  - Treasurer
    - Chuck nominated George for Treasurer

**Web Site: Paula Miner**

- Financials Posted & Minutes Posted and up to date
- Payment for the domain name is due next month.
- POA keeps 3 years of documentation on the web site.

**CAB Committee Report: Terrie Baros**

- Nothing to report

**Grazing Lease Report: Fred Baros**

- The ranchers grazing this year, Butch Quinn and Shawn Ziel, say grass is not good right now.
- Ranchers will wait till June to bring the cows on to the ARR property. Announcement will be sent when the cattle are coming on the Ranch.
- Let Fred know if we have fence problems. Especially downed fencing so the Ranchers, per their Grazing Lease, are responsible to repair all ARR perimeter fencing.

**Miscellaneous / New Business: All**

- Bears are out and about so let's keep ourselves and bears safe by storing food and food odors safely.

**Meeting Adjournment: Terrie Baros**

- Chuck made a motion to adjourn, Rick seconded
- Meeting was adjourned at 12:01 PM