

**ASPEN ROSE RANCH PROPERTY OWNERS ASSOCIATION
2nd Quarter Board of Directors Meeting Minutes**

Date: [Saturday, November 13, 2021](#) Time: [11:00 am MDT](#)

<p>Board of Directors & Committee Members Only~Location: Kit Keith & Bob Lawrence 19864 Constanti Ridge</p>	<p align="center">Property owners are invited to attend by conference call & video conference (515) 606-5187 & enter Access code 291188</p>
<p>Aspen Rose Ranch web site: http://aspenroseranch.com Annual Meeting: August 13, 2022 1st Qrt BOD Meeting:8/13/22 @ Fred & Terrie Baros, 20004 Aspen Rose Dr.</p>	<p align="center">Video Meeting Link & access code</p> <p>Dial-in number (US): (515) 606-5187 Access code: 291188# Online meeting ID: terrielbaros Join the online meeting: https://join.freeconferencecall.com/terrielbaros</p>

AGENDA

	Presenter
<p>Call Meeting to Order – Meeting called to order 11:04 am by Chuck Perrone</p>	<p>Chuck Perrone for Terrie Baros</p>
<p>Meeting Minutes Taker - Volunteers</p>	<p>Chuck Perrone for Terrie Baros</p>
<p>Attendance / proxies / determination of quorum Board Members: George Denbow (phone), Kit Keith, Chuck Perrone, Rick Miller Committee Members: Paula Miner (phone), General Members: Carl Medley (phone), Bob Lawrence, Rob Foster, Fred Baros, Teri and Gary Chard (phone)</p> <p>Proxy: Terrie Baros gave her proxy to Kit Keith</p>	<p>Chuck Perrone for Terrie Baros</p>
<p align="center">Follow-up from August 21 Annual Meeting and BOD Meeting</p>	
<p>August Meeting minutes: Chuck said they are in work.</p>	<p>Chuck Perrone</p>
<p>Request for secondary email addresses from membership: Carl replied with a second email address. It has been added to the master list. This item is complete.</p>	<p>Chuck Perrone</p>
<p>2021-2022 Annual Budget membership approval: Terrie has sent out request to membership. Votes are due by November 21st.</p>	<p>Chuck Perrone for Terrie Baros</p>
<p>Road Committee Report: Road Committee recommendations regarding sinking section of Aspen Rose drive by Don Cox. At first, the board seems to favor pursuing an easment swap with Dr. Viconti's heirs. Chuck and Fred both mentioned more investigation needs to be done for this option. In addition, Chuck is in favor of getting a legal opinion regarding which property owner is responsible for road damage caused by a failing damn/pond. Chuck made a motion that was seconded by Kit; after some discussion, the motion passed.</p>	<p>Fred Baros</p>

<p>Action Item: Chuck will contact a land use lawyer to see what Viscounti's obligation is as to maintaining the existing, eroding easement before we consider approaching the heirs about a new easement.</p> <p>BOD need estimates on cost of a new easement road.</p> <p>Action Item: Fred research original easement with Land Properties.</p> <p>Action Item: Fred and Chuck to look at an estimate</p> <p>Another suggestion from Gary is a retaining wall like used on Texas lakes in his area. It may be a less expensive solution.</p> <p>Action Item: Gary to send information to Fred and Chuck</p> <p>Fred presented a plan to complete items left from 2020-2021, ie blading Aspen Rose drive. Fred recommended for the work to be done in the Spring after the snow is gone. Chuck moved we approve plan, Kit seconded. The motion passed.</p>	
<p>Dumpster Service options: George says Trwin Enviro now says we can make a monthly change as needed. Each Pick-up would be \$97.50. For now will keep bimonthly pickup for summer months and monthly the rest of the year. We will watch and see if December needs two pickups.</p> <p>It was noted one of the locks on the dumpster does not lock securely. Rick Miller will lubricate the lock and see if that solves the problem.</p>	George Denbow
<p>Officer & Committee Reports</p>	
<p>Treasurer's Report: Current Financials</p> <p>We currently show a loss of \$620.79 because annual assessments have just gone out. However, Fred has a check for \$1,000 as one half the grazing lease; he will send to George.</p> <p>With current accounts receivable we have assets of \$19,777.40</p>	George Denbow
<p>New Owners / Property Sales in Process</p> <p>Lot 26 has sold to Christian and Alisann Schweiker</p>	George Denbow
<p>Complaint Committee Report</p> <p>No complaints</p>	Kit Keith
<p>Web Site – Updates:</p> <p>Officers to be updated following the election, Rick Miller added as member at large.</p>	Paula Miner
<p>CAB Committee Report – no report due to Terrie being out.</p>	Terrie Baros
<p>Grazing Lease Report</p> <p>Have received one half of lease, \$1,000. Expect rest soon. Lessee has lease through next year. If he doesn't renew then Fred will put out lease request to ranchers.</p>	Fred Baros

Perimeter fence need repairs. The leasee is responsible for maintaining the fence.	
Miscellaneous / New Business	
Miscellaneous / new business No new business or questions.	All
Adjourn: Chuck made a motion to adjourn; Kit seconded. Motion carried. Meeting adjourned at 12:09	Chuck Perrone for Terrie Baros