

# ASPEN ROSE RANCH PROPERTY OWNERS ASSOCIATION

## 3rd Quarter Board of Directors Meeting Minutes

Date: **Saturday, February 18, 2023**

### Meeting Kickoff: Terrie Baros

- Meeting conference call was called to order at 11:00 AM
- Attendees:
  - Board Members:
    - In Person at Baros residence: Terrie Baros and Rick Miller
    - On Conference Call: Kit Keith, George Denbow and Chuck Perrone
    - We have a quorum
  - Committee Members: Fred Baros (in person)
  - General Members: Bob Lawrence was on the call person

### Follow-up from 2nd Quarterly BOD Meeting from November 19, 2022:

- Loan Repayment
  - George has done a lot of research on the original loan of \$5,100.
    - He found various people had been partially repaid but it's not yet clear who and how much.
    - All agreed since we currently have the money we should repay the rest and get it off the books.
    - George will bring his spread sheet to the next meeting when we are all physically present.
- Seek an attorney opinion to which landowner would be responsible for the road eroding due to the stock tank leaking: Chuck Perrone
  - According to Gina Ray, Gibb Wisecoff was the attorney who wrote easement for the Visconti property.
  - Chuck contacted Wisecoff's office and left a message to discuss the eroding stock tank. No callback.
    - **Action Item: Chuck to keep trying; Still no return calls**
- Research who is the adjacent Land owner to the North of Aspen Rose Drive for possible Easement discussion: Chuck Perrone
  - Chuck Talked to Bob Lucero at the County Land Use Office inquiring about any easements that affect Aspen Rose Ranch. Bob said all easements at the time of filing the Aspen Rose Ranch Plats should be listed on those plats. He also said any easements created since the original filing of Aspen Rose Ranch would need to be researched. Bob suggested check Trinidad Abstract for that type of work.
  - Chuck has the plats and will get with a title company regarding any easements since the formation of the ranch
    - **Action Item: Chuck to talk to Trinidad Abstract**

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- Fire Mitigation:
  - Terrie called Stacy Dehl to ask about how to do a grant for fire mitigation but hasn't received a return call yet.
    - **Action Item: Terrie to keep trying**
  - 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.
    - **Action Item: Chuck to keep trying**
    - **Action Item: Terrie to get Chuck John's mobile number – Already done 719-680-0137**
  - Paula updated the fire district information on the website for owners to schedule a Free Fire Wise Assessment of their property with the Fire Chief, John Jenkins. Include the phone number of the Stonewall Fire District office, 719-868-2249
    - **Action Item: Complete**
  
- POA Lawyer Opinion:
  - Terrie to contact a lawyer regarding legal limits of penalty for late dues payment.
    - The law firm has not returned her call
    - Terrie researched our Covenants and Policy and Procedures and found we originally set it up in the Covenants,
      - Voted on by 2/3 of the owners
      - Max of 21%; it is at 10% right now.
      - There is a \$50 administration fee to cover time and expenses of filing the liens.
      - County Lien fees vary from year to year.
      - Terrie suggests we modify the P&P to add the actual lien fees to the penalty.
      - Terrie to discuss with law firm when they respond to her calls.
  
- Dumpster – Service
  - One of the dumpster locks was not locking. Kit had also found it open.
    - Rick determined we need to replace the lock
    - Chuck made a motion to purchase a new lock; seconded by George
      - No discussion
      - Vote: Motion passed
    - Fred was asked to buy a replacement lock
  - George received notice the fees will increase but not how much.
  - For now we're scheduled for 1 pickup/month April, May, June and 2/month July, August, September

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- Street signage:
  - Bob looked for marine varnish that had been suggested for renewing the road signage but couldn't find any in Trinidad, Espanola or Santa Fe. He could look at a marine store in Albuquerque but it was decided a good quality outdoor varnish would do.
  - Kit will continue to look for reflective paint in yellow, green or white. All she found so far was orange. Bob will work on the signs in the spring. Fred said he would help.
  
- Treasurer's Report: George Denbow
  - Balance Sheet and P&L Statements
    - George discussed Balance and P&L sheets.
  - Dues assessments went out in November with reminders in January.
    - All but 3 owners have paid and 2 may have sent checks that George hasn't gotten yet.
  - George knows of no new properties for sale except for the one next to Rick's property
  
- Complaint Committee: No complaints
  
- Road Committee Report: Chuck & Fred Baros
  - Grading will be done in March, weather permitting, before grasses start growing.
  - Fred will assess need to pull any culverts.
  - There will need to be more weed spraying as weeds migrate in from neighbor's property.
  - Rick volunteered to be on the road committee.
  
- Web : Paula Miner
  - Paula will review when web site fee is due
  
- CAB Committee: Nothing
  
- Grazing Lease: Fred Baros (given by Terrie)
  - We have a two year contract with Sean Zelle.
    - Fred and new lessee will walk the fence before the cows come on.
  - Paula will put a contact on the web site for Fred if anyone has a problem with the cows or sees fence needing repair. Fred and new lessee will walk the fence before the cows come on.
  
- Adjournment
  - Chuck made a motion to adjourn and was seconded by Kit.
  - Motion was approved
  - Meeting was adjourned at 12:30 PM