

# ASPEN ROSE RANCH PROPERTY OWNERS ASSOCIATION

## 3rd Quarter Board of Directors Meeting Minutes

Date: **Saturday, February 19, 2022** Time: **11:00 am MDT**

### Meeting Kickoff: Terrie Baros

- Meeting was called to order at 11:03 AM
- Attendees:
  - Board: George Denbow (phone), Kit Keith (phone), Rick Miller, Chuck Perrone
    - We have a quorum
    - No proxies needed
  - Committee Members: Fred Baros, Karen Perrone
  - General Members: Carl Medley (phone), Gary & Terrie Chard (phone), Rebecca Bingham (phone)
- Minutes Taker: Kit Keith, Karen Perrone

### Follow-up from November 13, 2nd Qtr. BOD Meeting: Terrie Baros

- **ARR Meeting minutes ~ BOD email Approval Status: Chuck Perrone**
  - August 21, 2021 General Membership Meeting Minutes
    - Approved, Distributed, posted to website
  - August 21, 2021 1ST Qtr. BOD Meeting Minutes
    - Approved, Distributed, posted to website
  - November 13, 2021 2nd Qtr. BOD Meeting Minutes
    - Approved, Distributed, posted to website
  - Terrie mentioned that the August 21, 2021 1ST Annual Meeting Minutes were missing the proxy vote spreadsheet. She asked Chuck to add that to the minutes. Chuck stated the minutes were already approved and distributed/posted so we would figure out the proper way to add the spreadsheet.
    - **Action Item:** Chuck to get Proxy Spreadsheet added or amended to the minutes
- **2021-2022 Annual Budget membership approval: Terrie Baros**
  - Terrie had sent out request to membership; votes were due by November 21st.
  - Passed by 50% as required
    - We had one “No” vote; the member objects to the dumpster being provided
  - This item is complete
- **Road Committee Items:**
  - Road Erosion adjacent to Visconti Stock Tank: Fred Baros & Chuck Perrone
    - The erosion has gotten worse
    - 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

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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.
- Fred discussed the possible solution proposed put forth by Gary Chard. After discussion with Gary, Fred will look into this option further.
- Fred has also considered concrete blocks as a possible option
- Fred will be blading all the roads and pulling the ditches once the snow ends
- Rick Miller reported the culvert at the pond across from his property is clogged and should be looked at. Fred will have Water Works will take a look and appreciates the notice
  - **Action Item:** Fred to report back at next meeting
- Fred brought up the use of the roads by all on the ranch. He blades the roads two blades wide. To keep the gravel properly distributed, weed and grass down, we are all encouraged to use the whole width of the roads. Drive on the edge and you tires will help keep the gravel packed down. This in turn reduces weeds and grass encroaching into the roadway.
- Dumpster Lock not Working Properly: Rick Miller
  - Rick lubricated the locks and all are working fine now.
  - This item is complete

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

- George has monitored; it seems we are doing fine in the winter with once a month pickup
- Billed at beginning of each calendar quarter; \$570
- George thinks we are fine the way we are until summer when we will again go to twice a month

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

- Reports have been distributed to members
- Balance Sheet – includes all payments; even the typical one that always pays late is included in accounts receivable.
- P&L – no significant changes, only items not included is a \$480 payment for snow removal and a reimbursement for a state filing.
- Will file tax return soon, \$570, which represents the tax on the lease income.

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

- Parcel 26 has sold to Christian and Alisann Schweiker
- Parcel 15 has sold to Rebecca Bingham
- George has put out the latest membership list and Chuck will update the parcel map

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- **Action Item:** Chuck to update, distributed and have new parcel map posted
- Kit requested a pdf of the membership list and not an excel spreadsheet
  - **Action Item:** George to send Kit a pdf version of the membership list

### **Complaint Committee Report: Kit Keith**

- No complaints at this time

### **Web Site: Paula Miner**

- Approved meeting minutes & financial reports have been posted
- Paula will post the new parcel map once received from Chuck

### **CAB Committee Report: Terrie Baros**

- Annual Periodic Report filed with Colorado Secretary of State
- Annual Periodic Report has been posted to the website

### **Grazing Lease Report: Fred Baros**

- Grazing Lease/Fence Repair
- We are in final year of our three year lease
- Fred had discussion with Butch regarding the perimeter fencing
  - There is a stipulation in the lease that the lessee is responsible for keeping the fencing in good condition.
  - We had issues this past year with cows getting out. There are some sections on parcel 1 where some cows have escaped. As of a couple of weeks ago, Butch has recovered all but three of his cows.
  - Gary has given permission for cows to be rounded up on his property.
  - Butch said he will ride the entire circumference to check before they bring cattle on the ranch.
  - Gary requests Butch or Fred let us know if cows are missing and we can keep an eye out for them.
  - People may also want notice of when cows are expected to arrive.
- Chuck talked to Martin Mendine.
  - He is fine with our evacuation route.
  - He did mention concerns regarding cows getting out. Chuck wanted to make sure he informed the board of Mendine's concern, but Fred has already addressed this with Butch.
  - Please inform Fred of any issues that arise regarding the cattle.

### **Miscellaneous / New Business**

- Future Meeting Conference Calls
  - Our new conference call number is 202-926-1127, access code stayed the same

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- The meetings are now recorded
- Fred – George has been noticing people using gate on his property to access Visconti property.
  - Fred confirmed there is an easement between the two gates using Aspen Road Dr. We don't know the easement details on who can use or any other particulars.
  - Rick did come in contact with hunters looking to access the Mendine Ranch for hunting. Rick informed them they were not in the right access spot.
  - George doesn't think it is worth worrying about people using the gate to access Mendine ranch; don't believe it happens often; not a big issue.
  - Chuck will try to get a copy of the easement; he will start with John and Gina Raye (original developers & realtors for ARR) to see what they can provide. We should have copies of all easements that are connected with the ranch
    - **Action Item:** Chuck to get copies of all easements that affect the ranch for review and archive

**Meeting Adjournment: Terrie Baros**

- Chuck made a motion to adjourn, Rick and Kit seconded
- Meeting was adjourned at 11:56 AM