

ASPEN ROSE RANCH PROPERTY OWNERS ASSOCIATION Annual Meeting - Minutes

Date: **Saturday, August 13, 2022** Time: **1:00 pm MST**

Meeting Kickoff: Terrie Baros

- Meeting was called to order at 1:02 PM
- Attendees in person:
 - Fred and Terrie Baros, George Denbow and Paula Miner, Richard Miller, Tony Schleisman, Chuck and Karen Perrone, Jonna and Rod Leggitt, Kit Keith.
- On the phone: Teri and Gary Chard, Rebecca Bingham, Rob Foster, Carl Medley
- Minutes Taker: Paula Miner, Rick Miller and Chuck Perrone

Attendance / proxies / determination of quorum: Terrie Baros

- see Attachment A for Proxy counts & assignment on spreadsheet list w/parcel numbers

Introduction of New Members: General

- Christian and Alisann Schweiker, parcel 26
- Mitch & Rebecca Bingham, parcel 15

Follow-up from May14th, 4th Qtr. Board of Directors Meeting:

- May Board of Director Meeting Minutes: Chuck Perrone
 - Approved, distributed and posted on the POA web site
- June Email Board of Director Meeting Minutes: Chuck Perrone
 - Approved, distributed and posted on the POA web site
- Seek an attorney opinion to which landowner would be responsible for the road eroding due to the stock tank leaking: Chuck Perrone
 - Waiting to hear back from the attorney.
- Road erosion solution to Aspen Rose Drive section by Visconti stock tank: Fred Baros
 - Purchased 2'x3' boulders (rip rap). Work should be done late September early October.

Officer & Committee Reports

- ARR 2021-2022 Accomplishments in review: Terrie Baros
 - An emergency evacuation route was established off of Aspen Rose Drive. Wire cutters were placed in a box at the end of ARR property where a barbed wire fence separates ARR from Medine's meadow. If the emergency evacuation route is needed, the barbed wire can be cut for safe passage.

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- We continued free video/audio conferencing service. We will continue to offer this option as long as members are participating.
- The cattle guard was cleaned out as the cows were passing over it.
- Thistles control along the ARR roadways began last summer and has continued this year.
- The parcel box and dumpster service continue to serve the community.
- A security Certificate was installed to our ARR web site. The POA documents are a requirement during the sale of property in Colorado.
- The web site is current with all our documents.
- Rick Miller has joined the board.
- Erosion concerns at the bend of Aspen Rose Drive south of the Visconti stock tank drain were addressed. Several potential solutions were researched. The Road Committee provided a detailed recommendation which the board approved. The solution to place a wall of 2' to 3' rock to hold the south side of the road, and increase the road base depth another foot is in process of being implemented.
- Continued to maintain our grazing lease to retain our agricultural status in Las Animas County.
- **Treasurer's Report: Current Financials: George Denbow**
 - George presented the Balance Sheet and Profit & Loss Statement
 - George provided financial activity for last fiscal year. No unusual transactions. Reports showed a surplus of funds due to less snow removal and roadwork and amount budgeted for trash removal is more than the current fees.
 - Discussion that surplus may be spent on erosion mitigation or on attorney's fees related to that mitigation if necessary.
 - Discussion on amount on the books (shown as a loan). Board decided to research original loan, see if any payments have been made and see if original property owners that loaned the money for the Oil and Gas legal matter would like a partial payment. Fred and George to research.
 - Fred provided new property owners with a brief history of the oil and gas history on the ranch.
- **2022-2023 Budget for Membership review & approval: George Denbow**
 - George presented a proposed budget
 - There was a motion and a second to approve the budget.
 - The motion passed unanimously
- **New Owners / Property Sales in Process: George Denbow**
 - No new property owners or sales in progress at this time
- **Complaint Committee Report: Kit Keith**

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- There are no complaints at this time
- Road Committee Report: Fred Baros & Chuck Perrone
 - 2022 Road Work
 - Spring Road base
 - Weed Maintenance
 - Weed maintenance, thistles were sprayed in July.
 - Culvert Cleanout
 - Culvert near Rick's property to the pond is almost full of debris.
 - We could do some cleanup of the ponds where the culverts flow into them
 - 2022-2023 Year Maintenance Plan
 - Road Base Needs
 - Road Base is needed near parcel 20 on Aspen Rose Drive
 - Annual Weed Maintenance
 - Will take place in the spring of 2023
 - Grading Needs
 - There was a question about Constanti needing to be graded. Fred commented Constanti was graded a couple years ago and he does not believe there is an urgency to do any additional grading yet.
 - There is some washboard on Aspen Rose Drive at the corners. We could do some cleanup of the ponds.
 - Rebecca made a motion that the road committee provide details of what work may need to be done so that Water Works Plus can provide a quote. Kit seconded the motion and it was approved.
 - Board may follow up in a special called meeting once they have the quote to decide what work needs to be done before weather prohibits.
- Director Election / CAB Committee: Terrie Baros
 - Nominees
 - Election of Director: Chuck Perrone, Vice President
 - Election of Director: George Denbow, Treasurer
 - Secretary/Minutes Taker: write-in
 - Director Opening: Director-at-large, write-in

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- Terrie gave special recognition to George & Chuck for volunteering to once again share their many talents and gifts with our community filling these vital roles on the board.
- Motion to elect Chuck Perrone as Vice President – approved by acclamation
Motion to elect George Denbow as Treasurer – approved by acclamation
- There were no volunteers for Secretary or Director at Large.
- Web Site – Updates for the COGCC mandated - ARR Document Repository: Paula Miner
 - To do
 - Officers – following election post updates
 - Web site – Additions; trash options
 - Web site Maintenance – requirements like domain name
 - Recent changes include:
 - Changed Meeting Information on the Home page and Meeting page to reflect the current Fiscal year and meeting dates in that fiscal year. This will keep from having to remove old meeting dates and serve as a reminder of meeting dates past and upcoming.
 - Added the approved minutes for May 14, 2022, meeting. and special called meeting on June 20, 2022.
 - Added financials for May on the Financials Page.
 - Removed old meeting minutes to keep the three years of documents available to the public (documents are saved on our site).
 - Membership agreed to the setup of a private POA Facebook group. This would allow property owners to post items of interest on the site (pictures of bears, suspicious activity, news on ranch work etc.). This would be voluntary, not required. Some general rules or guidelines will be setup; the board could decide to take down a post if it deems the post does not meet the purpose of the private group.
- Dumpster –Service: General
 - Review Months with two empties:
 - June thru September – seems to be working well
 - Bear Safety - pulling trash out due to Dumpster Flowing Over – please do not overstuff the dumpster
 - There are Alternative Trash disposal options with Links on ARR web site for Bulky items & Donations
- CAB Committee Report: Terrie Baros
 - Need committee members to assist

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- Developing Operational Timeline for ARR Board
- Updates to ARR Policy & Procedure document include:
 - Secret Ballot process alternative when only one volunteer for a position
 - Updates Treasurer & Secretary responsibilities
- Still a work in progress. George has provided Treasurer responsibilities to committee.

- Grazing Lease Report: Fred Baros
 - Ranchers – Butch Quinn & Sean Zele
 - The ARR perimeter Fence is maintained by the ranchers
 - Lease Contract Term
 - Cows brought on to the ranch mid-June.
 - This is the final year of the lease shared by Butch Quinn and Sean Zele. Sean may keep the lease a couple more years.
 - One instance of cow “escape” since the cattle guard was cleaned. Last week Shawn was able to round up the cows and fix the area of fence believed to have allowed the escape.
 - Rebecca asked the question about what happens if we don’t get a rancher. Fred explained that the property taxes each owner pays may go up if there is not an agriculture exemption.

- Miscellaneous / new business: General
 - Use of the ARR Community Trash Dumpster
 - Household trash only. Fill boxes with trash or collapse them completely
 - Do not overstuff the dumpster

 - ARR Community Parcel Drop Box Use

 - George waived discussion on the items above in order to begin the guest presentation by Fire Chief John Jenkins.

 - Terrie put forth a motion that the POA make a donation of \$200 to the Fire department. There was a second and the motion was unanimously approved.

- Adjournment
 - The meeting was adjourned at 2:19 PM

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Attachment A: Proxy Counts & Assignment

Annual Meeting Proxy & attendance Tracking for 8.13.2022 ~ Final

Parcel Represented	Parcel # & Owner Name	Annual Proxy	Annual Proxy	Annual Proxy	Attending	Attending
		Terrie	Chuck	Fred	In Person	Video\Conf
	1 01 George Denbow & Paula Miner				2	
	1 02 Richard Miller				1	
	03 Joe and Keri Caprice					
	04 Doug Bamberger					
	2 05 & 06 Michael and Paula Marsh			2		
	1 07 Anthony & Joen Schleisman				1	
	1 08 David and Sharon Estes	1				
	2 09&10 Gary & Teri Chard					2
	1 11 Rob and Natalie Foster					1
	1 12 Kathryn Keith				1	
	1 13 Fred and Terrie Baros				2	
	14 Frederick Ringwald					
	1 15 Rebecca Bingham	1				1
	16 Tim and Johnna Morgan					
	17 Todd and Tamara Gatza					
	1 18 Carl and Rhonda Medley	1				1
	1 19 Don & Pam Cox		1			
	1 20 Chuck and Karen Perrone				2	
	21 Tommy Julian & Staci Addison					
	22 Tanna Carvajal					
	23 Jeanne and Thomas Hutson					
	1 24 Jonna and Rod Leggitt				2	
	25 Nic & Beth Newby					
	26 Christian & Alisann Schweiker					
	27 & 28 Rob Colgrove					
Total Represented	16 Totals	3	1	2	11	5