

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

Date: **Saturday, November 18, 2023**

Welcome:

- Call Meeting to Order: Chuck, 11:06am
- Attendance:
 - Roll Call
 - Officers & Board Members: Kit Keith, George Denbow, Rick Miller, Aaron Baros, Don Cox, Chuck Perrone
 - Committee Chairs: Paula Miner
 - General Membership: Karen Perrone, Gary & Teri Chard, Rebecca Bingham
 - Proxy Assignments:
 - None Needed
 - Determination of Quorum:
 - We have a quorum

Open Items:

- Loan Repayment: George
 - Checks went out, and all cleared
 - This item is closed
- Stock Pond Leakage – Aspen Rose Drive Washout: Chuck
 - No more sloughing or damage to the road
 - This item is closed
- Easements: Chuck
 - Chuck needs to get plats and easements
 - Chuck has half of the plats; working on second half
 - **Action Item: Chuck to get second half of plats from the county**
 - No new information; county was closed 11/10
 - Abstract Title Company – Chuck has gone by three times, but work is not complete
 - In work
- Fire Mitigation: Chuck
 - Karen is looking into grants, etc.
 - Don has contact info for Tracy Dahl; will get to Karen
 - 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. No work on this lately
 - **Action Item: Chuck will work with Don to reach John**
 - Don told the group that Stonewall will be performing inspections next year for a Community Wildfire Protection Plan. They go out to the community and do an assessment for fire mitigation. The ranch will be covered in that assessment; more on this as we gather additional info.
- POA Dues/Late Fees: Chuck Perrone

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- George reviewed process for non-paying land owners
 - Gary Chard had a great question: “do the liens for late property owners just build up year after year”
 - George Denbow response: We have two current open liens and we will get payments when their property taxes are paid next year. They do not build up year after year.
- This item is on hold for any changes to our late fee structure

Recurring Business: All

- Treasurer’s Report: George
 - We got the money from the rancher for lease
 - P&L and Budget Worksheet looked good
 - Don Cox made a motion to approve the Financials as reviewed;
 - Kit Keith seconded the motion
 - There was no discussion
 - Chuck Perrone called for a vote; the motion passed unanimously
- Road Committee Report: Chuck, Rick, Don & Fred
 - Chuck, Rick and Fred drove all the roads for inspection. Report follows.

General Work:

All roads will have the ditches pulled and the roads grated to distribute the gravel.

Aspen Rose Drive:

- From Rick’s Drive to Whiskey Canyon
 - Needs Road Base
- From Emergency Evacuation Route to Constanti Ridge
 - Needs Road Base
- Culvert just past Constanti Ridge
 - Inlet and Outlet Basins need to be dug out
 - Culvert needs to be flushed
- Culvert just past Estes Driveway
 - Inlet and Outlet Basins need to be dug out
 - Culvert needs to be flushed
- Culvert at Bitch Hill
 - Culvert needs to be flushed
- Curve at Carvajal Driveway
 - Needs Road Base
- 1st Culvert past Perrone Driveway
 - Culvert needs to be flushed

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Hicks Drive

- 1st Up Hill Section
 - Needs Road Base
- Turn Around
 - Needs Road Base

Shorty's Hideout

- Nothing additional besides general work

Constanti Ridge

- Intersection of Constanti Ridge and Aspen Rose Drive to Gatza Driveway
 - Needs Road Base
- Culvert at Gatza's Gate
 - Culvert needs to be flushed
- Culvert at Morgan's Driveway
 - Inlet and Outlet Basins need to be dug out
 - Culvert needs to be flushed

Whiskey Canyon

- Nothing additional besides general work

○ The report will be used to plan out the order of work.

- Website : Paula Miner
 - Issue with Go Daddy
 - Our account was hacked, two or three domain accounts were formed on our name
 - Paula got us reimbursed and the two hacked accounts have been shut down
 - Dual authentication has been established along with a new password
 - There has not been any more suspicious activity
- Grazing Lease: Fred Baros
 - Cattle are gone
- New Business: All
 - None
- Adjournment
 - Chuck made a motion to adjourn
 - Don seconded
 - Discussion: None
 - Call for a vote: Motion Passes – the meeting was adjourned at 11:36am