

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

Date: **Saturday, November 19, 2022**

Meeting Kickoff: Terrie Baros

- Meeting conference call was called to order at 11:09 AM
- Attendees:
 - Board Members:
 - In Person at Baros residence: Terrie Baros, Kit Keith and Rick Miller
 - On Conference Call: George Denbow and Chuck Perrone
 - We have a quorum
 - Committee Members: None
 - General Members: Bob Lawrence attended in person

Follow-up from Annual Membership Meeting & 1st Quarterly BOD Meeting August 13th, 2022: Terrie Baros

- August Annual Membership Meeting Minutes Review & Approval and 1st Quarterly Board of Director Meeting Minutes – Review & Approval: Chuck Perrone and Paula Miner
 - Both sets of minutes have been approved and are posted on the website. This item is complete.
- 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**
- 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.
 - **Action Item: Chuck to get copies of the plats and easements listed**
 - **Action Item: Chuck to talk to Trinidad Abstract**
- Road Committee Report: Don Cox & Fred Baros (given by Terrie)
 - Erosion near the Visconti Stock Pond
 - Water Works completed the work to stop the erosion below the stock pond by placing over 30 tons of large Rip Rap on the downward side of the road below the stock pond. The boulders were set below grade into the mud to construct a retention wall.

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- 2 loads of road base was put on the road raising it to 6"- 8" over the culvert



- Road Maintenance on ARR
 - Road Base was laid down on Aspen Rose Drive north of Hicks
 - Culverts were cleaned out
 - We may need some grading and road base at Constanti on the big curve
- 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: Paula to enter info on website**

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- Treasurer's Report: George Denbow
 - Balance Sheet and P&L Statements
 - George discussed Balance and P&L sheets.
 - He sent out annual dues assessment notices on November 2nd via email to each property owner. If you didn't receive yours, contact George.
 - He noted the filing fee for a lien has increased.
 - Discussion took place on the need for changes to penalties for late payment. George presented a proposal for a stepped increase in the event parcel owners are repeat offenders paying their assessment late.
 - The board decided more research is needed.
 - **Action Item: Terrie to contact a POA law firm, Hindman & Sanchez, website to see how much the Ranch can charge for late payment penalty.**
- Web : Paula Miner
 - No update; Paula was not able to attend the meeting
 - All of Paula's Action Items from the last meeting have been completed
- Dumpster –Service
 - We need to watch for increased usage during holidays to see if we need to have the dumpster emptied twice per month.
 - George said he found one of the dumpster locks was not locking. Kit had also found it open.
 - Rick will attempt to fix it or determine if it needs to be replaced.
 - **Action Item: Rick to check lock**
- Complaint Committee: No complaints
- CAB Committee: No changes
- Grazing Lease: Fred Baros (given by Terrie)
 - Terrie said the current leasee, Sean Zelle and Butch Quinn, are signing a new two year lease for 2023 & 2024.
- Miscellaneous / New Business:
 - Terrie noted the signage on ARR roads have darkened and are difficult to read even in the daylight.
 - Bob volunteered to sand, repaint lettering, and seal with marine varnish next time he is at the Ranch.

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- **Action Item: Bob to work on signs as time allows**

- **Adjournment**
 - Kit made a motion to adjourn and the motion was seconded by Rick.
 - Motion was approved
 - Meeting was adjourned 12:32 PM