

# ASPEN ROSE RANCH PROPERTY OWNERS ASSOCIATION

## 2<sup>nd</sup> Quarterly Board Meeting Minutes

**Date: Saturday, November 2, 2019 Time: 1:00 pm MDT**

<b>Location:</b> Kit Keith & Bob Lawrence Constanti Ridge (1 <sup>st</sup> Home on the Left) Weston, CO 81091	<b>Property owners are invited to attend in person, or by conference call          (515) 606-5187 &amp; enter Access code 291188</b>
Aspen Rose Ranch web site: <a href="http://aspenroseranch.com">http://aspenroseranch.com</a>	<b>Annual Membership Meeting will be held on          Saturday August 8, 2020, 1:00 pm</b>

	Presenter
Call Meeting to Order 1:13 pm meeting called to order (no members on conference call)	Terrie Baros
Attendance / proxies / determination of quorum Don gave proxy to Chuck Perrone. We have a quorum.	Terrie Baros
Introduction of Members attending Karen Perrone, Pam Cox, Bob Lawrence, and Paula Miner, taking meeting minutes.	All
<b>Follow-up from August 3, 2019 Annual &amp; BOD Meeting</b>	
<b>Minutes</b> from August 3, 2019 Annual Membership Meeting & 1 <sup>st</sup> Quarterly Board Meeting were emailed by Terrie this morning for the director's to review. Kit made motion to approve Annual Membership Meeting Minutes, and Chuck seconded the motion. Annual Meeting Minutes were unanimously approved. The 1 <sup>st</sup> Quarterly BOD Meeting Minutes from August George moved to approve, and Chuck seconded. 1stQuarterly BOD Meeting Minutes were unanimously approved. Paula has PDF files for each set of minutes to be posted to the ARR web site next week. Terrie will distribute the approved minutes to ARR membership.	All
<b>Emergency Evacuation Route signage / installation</b> – Update by Chuck, signs ready for installation following this meeting. Some modification needed to make signs mount to the two T-posts. Discussion about the need for wire cutters to get out of ARR through the adjoining Mendine meadow that connects to County Road 31.9/Wet Canyon. There is a barbed wire fence surrounding ARR property to sustain our Grazing Lease needs. Anyone using the Emergency Evacuation Route will need wire cutters to get through the fence. Possibility of cutters being placed on Evacuation sign, or near fence to be cut will be researched by Chuck. Follow-up conversation with Mendine's	Chuck Perrone / Terrie Baros

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<p>about putting a gate back on the easement. In addition, a reminder that everyone should have an Emergency Evacuation kit in their vehicle that includes wire cutters.</p> <p>It was recommended to make an addition of a link on the ARR web site from CDOT listing items to include in your an Emergency vehicle kit. Pam offered to research, and send the link to Paula for posting to the ARR web site.</p>	
<b>Officer / Committee Reports</b>	
<p><b>Treasurer’s Report:</b> Current Financials, Annual Invoicing. George distributed Balance sheet &amp; P&amp;L statements. \$800 in checking account. Accounts receivable \$14,000. Annual Assessment Invoices sent out yesterday, November 1. One lien issued, and another lien released on previous Annual Assessment which was paid. P&amp;L current on dumpster. Grazing lease, to be paid in November. Watson’s invoice email bounced. Left voice mail for Tom Watson. May need to contact Realtor for Watson property if no response from owner. Roy Daniels place sold but has not closed yet. Dotter Reality has not given name of buyer for Roy’s property yet. Roy said he’s not going to pay the new invoice since the property is under contract. George working with Dotter on who is responsible to pay this year’s Annual Assessment. Kit motioned to accept treasurer’s report, and motion seconded by Chuck. All approved. George will get Treasurer’s Report to Paula for posting to the ARR web site.</p>	George Denbow
<p><b>Complaint Committee Report</b> Nothing to report.</p>	Kit Keith
<p><b>Road Committee Report</b> Follow-up action item from August meeting, draining around the mailboxes to redirect the water and snow melt from the hill above the mailboxes to drain down either side of the mailbox platform and the area in front of the mail boxes was completed by Water Works Plus as requested. Gravel won’t be washed away now with the change in the drainage pattern. Plus the drainage change will minimize the mud bog in front of the mailboxes. George to let board know when we have money in the bank to bring in gravel for mailbox area.</p> <p>Other action item completed: Pam and Paula took out old wooden mailbox platform. Dumpster has been moved to the other side of the parcel box allowing a clear path for owners to access all three areas completely off the County Road; dumpster, parcel box, and mailboxes.</p> <p>Action item: Need more registered keys ordered for new property owners approximately 6 keys. Fed Ex has also had a lot of turnover and needs another key. Terrie will get with Fred to get the keys ordered as only he or Don are authorized to order keys.</p>	Terrie Baros

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<p><b>CAB Committee Report</b> no progress since August meeting. Cab Committee will get together to work on it before February 8<sup>th</sup> 3<sup>rd</sup> Quarterly meeting.</p>	<p>Terrie Baros</p>
<p><b>Web Site</b> no changes since August meeting. Terrie to get updated owners map and evacuation route ready for posting. Perhaps remove names from the map with owner changes. Directory is given to Board Members from Quickbooks, and owners at their request. The directory has never been made public on our web site to protect owner privacy.</p>	<p>Paula Miner/Terrie Baros</p>
<p><b>Grazing Lease Report</b> - Grazer collected animals beginning of October. We will get a check before Thanksgiving once cattle go to sale. One more year left on the lease (was a two year lease).</p>	<p>Terrie Baros</p>
<p><b>Miscellaneous / New Business</b></p>	
<p><b>Hunting on the Ranch</b> - Reminder, our neighbors on the Mendine Ranch have sold hunts. They have a blind on their property near the ARR property line at the end of the Emergency Evacuation Route. FYI, the hunters have been told not to come across to the ARR property. They've been issued a card. It is appropriate for any owner on ARR to ask a hunter, "Where do you have permission to hunt?" If it is for Mendine, the hunters should go back across the fence.</p> <p>It is always appropriate to say "Hello" to strangers in the neighborhood and inquire about their business on the ranch. Rifle hunting season opened in October. Be mindful of hunters (Hunting attire is neon orange hats/vests). Hunting season ends on January 31, 2020.</p>	<p>Awareness</p>
<p><b>Ponderosa saplings</b> are still an issue and need to be cut. Missile toe was bad as well this summer killing a number of large pine trees.</p>	<p>All</p>
<p><b>Next board meeting</b> scheduled for Saturday, Feb.8<sup>th</sup>, the time will be 1:00 pm again. This time works well for everyone.</p>	<p>All</p>
<p><b>Adjourn</b> – George moved to adjourn the meeting, and Chuck seconded. Unanimously approved &amp; adjourned at 2:19 pm.</p>	<p>Terrie Baros</p>