

ASPEN ROSE RANCH PROPERTY OWNERS ASSOCIATION

3rd Quarterly Board Meeting Minutes

Date: Saturday, February 8, 2020 Time: 11:00 am MDT

Location: Terrie & Fred Baros 20004 Aspen Rose Dr. Weston, CO 81091	Property owners are invited to attend in person, or by conference call (515) 606-5187 & enter Access code 291188
Aspen Rose Ranch web site: http://aspenroseranch.com	Next Quarterly Board Meeting: 5/16/2020 Annual / Quarterly Board Meeting will be held on Saturday August 8, 2020, 1:00 pm

Minutes

	Presenter / Action Items
Call Meeting to Order	Don Cox
The meeting was called to order at 11:00 am.	
Attendance / proxies / determination of quorum	Don Cox
All Board Directors (BOD) & officers were in attendance. We have a quorum.	
Introduction of Members attending	All
Members attending included Carl Medley, Karen Perrone, Bob Lawrence, Fred Baros, and Pam Cox.	
Follow-up from November 2, 2019 BOD Meeting	
Evacuation Route signage / installation	Chuck Perrone / Terrie Baros
Chuck explained the "Emergency Evacuation Route" sign was installed into parcel 12 off the edge of Aspen Rose Drive between parcel 13 and parcel 11. Chuck will bring wire cutters to place at the fence if we need to cut through in case of an emergency. Terrie will send some pictures of the signs to Paula to post on ARR web site.	Terrie send signage pictures to Paula for ARR web site.
Officer / Committee Reports	
Treasurer's Report: Current Financials, Annual Invoicing	George Denbow
2 property owners had not paid. One owner in arrears had contacted George thinking he'd sent payment, and will send it now. All others have been received and posted. George paid the most recent invoice for snow removal as reflected in the reports.	

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New Owners / Property Sales in Process	George Denbow
Fred advised the Savages have put their parcel up for sale, which includes two adjoining parcels. George explained Watsons' is still up for sale. Also, the Parrish parcel sold, and the POA dues were paid at closing.	
2020-2021 Fiscal Budget – Drafting Discussion	All
We discussed the budget per Terrie's request to follow the governing document timeline. We will continue discussion once additional data from snow removal arrives. Don indicated the need to target a \$3000 carryover "cushion" and use this as our benchmark. Other Budget items continue to remain consistent with the current Budget. George will provide a draft budget in our next meeting for Board approval.	George provide draft budget for next meeting approval.
Complaint Committee Report	Kit Keith
No complaints registered.	
Road Committee Report	Fred Baros & Don Cox
<p>A&A was contacted by Fred regarding the marquis that fell in recent winds. Fred discussed the need to re-install it with better chain and a security cable and thought we should paint it as well. Fred found it blocking the road off the ranch, and he took responsibility for moving it, placing it off the ground on blocks of wood to the side of the road. Andy from A&A can put larger chains on. Fred talked about steel cables for backup support to help stabilize the sign. Andy can also put some swivels up. Per Don's request, Fred will ask A&A for a quote. George asked if it was an abnormal wind event. Fred indicated no, it was just continued wear and tear. A quote should include re-painting due to the fall, create a new design for hangers to mitigate fall risk, and reattach the marquis sign at the front entrance.</p> <p>There was a discussion regarding our annual road maintenance, as Fred reminded the board that we need to get on that as early in the spring as possible. After much discussion, Don made a motion to have the Road Committee assess the roads and provide a quote to board after which we will do an email vote. George seconded, and the board unanimously assented.</p>	<p>Fred collect quote from A&A.</p> <p>Don and Fred, assess the roads to provide an estimate to the board once the spring weather arrives.</p>

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CAB Committee Report	Terrie Baros
Terrie discussed her struggles with trying to update the POA map to show the escape route and owner names given the recent number of new owners. Chuck will see if parcel map can be imported into a CAD program to highlight the escape route, and allow easy ownership changes to be maintained. Updates to the Policies and Procedures document need to be drafted for Board review during the next meetings.	Chuck check importing parcel map to CAD system. Terrie provide draft P&P for Board review.
Web Site	Paula Miner
All current governance documents are on our website. Chuck thought the grazing lease was out of date. Fred will provide a copy to Terrie and she will scan and sent to Paula to replace the version currently on the website.	Fred send current grazing lease for scanning. Terrie will send to Paula for ARR website.
Grazing Lease Report	Fred Baros
Fred's heard nothing from Butch. We're in the final year of our current lease 2 year lease. Between now and September of this year. Fred will be approaching him to find out if Butch is interested in renewing the lease. Butch did buy 80 acres around Hoehne so he may be looking at other options. Fred will keep us posted. Terrie suggested we notify all the landowners with background on the grazing lease, and to contact the board or Fred if they find any downed fences – she will send out an email to that effect to all the owners. Fred would notify Butch.	Terrie notify POA owners to report downed fences on the perimeter. Grazer will fix.
Miscellaneous / New Business	
Miscellaneous / new business	All
Based on a discussion between Don and Terrie earlier today, we discussed the use of BCC (blind copying owner's emails) of POA members on emails to the membership to protect their privacy. Historically, we'd had some lengthy email chains when feeling were animated, and many owners requested this be stopped. The Board started BCCing (blind copying owners emails) as recipients for anyone other than the BOD and committee members. We will continue that practice. Kit raised a question regarding the starting time for the quarterly meetings. In the past, we'd held meetings at 11:00 am for those quarterly meetings held via conference call which excludes the quarterly meeting held adjacent to the annual meeting. There have been occasional exceptions to ensure full Director attendance. We agreed to continue this practice as our general guideline. Annual meeting time is dictated in the governing document to be held at 1:00 pm in July or August.	Owner email Protocol. Quarterly Board meetings generally held at 11:00 am. MTN time.

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Miscellaneous / new business (continued)	All
Kit gives her Proxy between now and the next meeting in May to Terrie Baros if unable to attend due to travel out of the country.	Kit assigned Proxy to Terrie.
Adjourn	Don Cox
Don made a motion to adjourn, Terrie seconded, and the ayes were unanimous. The meeting adjourned at 12:01 pm.	