

MEETING MINUTES

ASPEN ROSE RANCH PROPERTY OWNERS ASSOCIATION

Quarterly Board of Directors Meeting

Sunday, May 19, 2019 Time: 11 AM to 1 PM MST

Location: Don and Pam Cox's House Top of the World 19559 Aspen Rose Drive	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	Annual / Quarterly Board Meeting will be held on Saturday August 3, 2019

AGENDA

Call Meeting to Order	Presenter / Action Items
Attendance / proxies / determination of quorum	Don Cox
Meeting called to order at 11:03 a.m. In attendance were Terrie and Fred Baros, Carl and Rhonda Medley, Don and Pam Cox; on the phone were Kit Keith, George Denbow and Paula Miner, and Chuck Perrone. With all board members in person or via phone, we had a quorum.	
Follow-up from February 2, 2019 Annual & BOD Meeting	
Review / Acceptance of Meeting Minutes from February 2, 2019 Quarterly POA Board Meeting	All
Minutes were accepted as per the last draft. Terrie motioned approval, Kit seconded. The ayes were unanimous.	Terrie will provide Paula Miner a clean copy for upload to the Aspen Rose website.
Planning for Annual Meeting	All
We have a budget of \$200. For last year's meeting, the entrées were provided by as well as rolls, bottled water, plastic utensils, napkins, salt & pepper, paper plates. Terrie suggested we do the same this year. Pam Cox volunteered to coordinate, with Kit and Terrie assisting. Don motioned we accept this plan, George seconded, and the ayes were unanimous.	Pam, Terrie, and Kit to coordinate the food and refreshments for the annual meeting.
We discussed having a volunteer day to attack the sapling problem as well as excess "slash". Don suggested use of a chipper from Grand Rental Station in Trinidad for a few days, with individual homeowners cutting down saplings and piling slash, then driving around with the chipper. George suggested we do this on Friday and Sunday, straddling the meeting, to take full advantage of the chipper.	Don to follow up on chipper.
Fred also recommended contacting Stonewall Fire as they have a chipper.	

<p>We need to place our sign announcing the meeting 30 days prior. Terrie has original sign from Sandi Parrish. Fred will assist Terrie in preparing the sign and will be responsible for getting that up 30 days prior to the meeting.</p>	<p>Terrie and Fred will coordinate placing the sign.</p>
<p>June 1 is the date for nomination of officers. Two officers up this year are the President and At Large Member. Fred Baros nominated Don for President, Kit seconded. Terrie nominated Chuck Perrone for an At Large Member position, and Don nominated Kit to continue in her role as At Large Member.</p>	<p>Don Cox nominated for President. Kit Keith and Chuck Perrone nominated for At Large Members.</p>
<p>Terrie recommended an education session during our annual meeting. She and Pam participated in a recent meeting with Colorado forest and wildlife officials in Trinidad for small property owners. She recommended we invite one of the extension agents, and Pam suggested the game warden as well. Terrie will follow up. Fred suggested this occur at the start of the meeting, and Don asked that we schedule 30 minutes for presentation and 30 minutes Q&A. If there is a “field trip” to go look at flora / fauna, we conduct that after the BBQ.</p>	<p>Terrie to follow up on education session.</p>
<p>Status of Fire Mitigation Activities / Signage</p>	<p>Don Cox and Terrie Baros</p>
<p>Don discussed status of companies providing industrial level fire mitigation. With last year’s fire, Chapparral Construction is booked until next year, and with the significant expenditures for snow removal and road maintenance this year, we will hold off for now.</p>	
<p>Stonewall FPD is opening station just outside of Weston this year.</p>	
<p>Terrie provided mockups of signage for an alternate emergency route off the ranch. Kit motioned we go with two 18 X 12 signs (back to back) and one pole. This route, starting at Kit’s property along Aspen Rose Drive, was originally Mike Seckar’s access. The “road” (jeep trail at this point) will need some cleanup, and the two other owners (Ringwald and Daniels) should be contacted.</p>	<p>Terrie will order signage. Kit / Bob will clear a downed tree on their property. Fred will look at grading the road. Don will contact Fred Ringwald and Kit will contact Roy Daniels.</p>
<p>Officer / Committee Reports</p>	
<p>Treasurer’s Report: Current Financials and Proposed 2019-2020 Budget</p>	<p>George Denbow</p>
<p>George reviewed the current Profit and Loss statement, Balance Sheet, and proposed 2019 – 2020 Budget.</p> <p>The financials do not reflect our recent significant expenditures for road maintenance and would result in proposed expenditures above our current and planned revenues for the 2019 – 2020 budget year.</p>	<p>Fred will provide invoicing this week so George can revise the financial statements.</p> <p>George will revise the financial statements, then send out for review and email ballot by the board.</p>

Complaint Committee Report	Kit Keith
No complaints.	
Road Committee Report	Fred Baros and Don Cox
Fred reported that we graded road, added road base at cost – 525 tons at \$18.75 per ton which took us from the entrance down to the second to last corner before the cattle guard, just less than a mile. George asked about the area in front of the dumpster and Aspen Rose mailboxes. Fred reported this will need mitigation behind mailboxes with a ditch to redirect water once it melts before we put down more gravel, else it will be absorbed into the ground. We will need to revisit this once we have a better picture of our financials.	
CAB Committee Report	Terrie Baros
Nothing new on CAB Committee Report.	
Grazing Lease Report	Fred Baros
Butch Quinn came out last week and checked fences. His focus was on low-lying areas of ranch including Dr. Visconti’s fence as its in poor shape and Mendine’s property since there was aggression between his bull and the bull on Mendine’s. He plans to bring his cattle on the ranch in the next few days. He’s still concerned about the saplings. At Butch’s request, Don contacted Todd Gatza to let him know the cattle would be coming on the ranch. Todd said he would inspect his fence and fix any breaks.	
Website	Paula Miner
Paula indicated the website was caught up.	
Miscellaneous / New Business	
Any new items	All
George reported that Lee and Marty that they’re selling their property. Russell Hickey, their broker, would contact them. According to Russell, we’re supposed to send them a copy of our insurance. George reached out to the insurance company and they sent a certificate for our Directors and Officers liability insurance, which he forwarded to Russell. Terrie recommended we upload a copy of the certificate to our website for other realtors.	George to provide a copy of the insurance to Paula for upload to the website.
Don motioned we adjourn the meeting at 12:25 pm as there was no additional business to discuss. George seconded. The ayes were unanimous.	