

**ASPEN ROSE RANCH PROPERTY OWNERS ASSOCIATION**  
**3rd Quarter BOD Meeting Minutes**  
**Date: Saturday, February 6, 2021 Time: 11:00 am MDT**

**Meeting Minutes**

	Presenter
Meeting called to Order at 11:01am by Terrie Baros	Terrie Baros
<p><b>Attendance and Determination of a Quorum:</b>  Board Members: All present; George Denbow, Chuck Perrone, Kit Keith on conference call (Quorum Met)</p> <p>Committee Members Present; Fred Baros, Paula Miner</p> <p>Property Owners Online; Dave and Sharon Estes, Carl Medley, Gary and Teri Chard, Rick Miller</p> <p><b>Proxies:</b>  None</p> <p>Minutes Taker: Paula Miner volunteered along with Kit and Chuck</p>	Terrie Baros
Follow-up from August 8th BOD Meeting	
<p>Evacuation Route – Wire Cutter status:</p> <p>The bright orange wire cutter box is ready to mount near the evacuation route. It will be placed on ARR property near the fence where the evacuation route comes to the fence separating ARR property from the Mendine Ranch property. Chuck has called and left a message for Martin Mendine to let them know about the bright orange box with wire cutters in it that will be on our side of the fence near the Mendine Ranch.</p> <p>The Fire department requires two ways to get on and off the ranch. The route is identified on Aspen Rose Drive by an emergency evacuation sign. The evacuation route crosses the Mendine ranch (our neighbor). It was an easement at one time that we vacated. Wire cutters are going to be available in a box next to the fence. A map is on the web site that includes property owners and the evacuation route. Chuck to update with the map with our new plot owners.</p>	Chuck Perrone
<p>Trinidad City Dump – options</p> <p>Chuck provided a document to the Board showing landfill fees and link to their web site. Kit asked about single bag of trash but there is a minimum of \$10. We will put the information on the ARR web site with link to the site. There is a “Free dump day April 24<sup>th</sup>”; see the link for more info. There is a Calendar on the landfill web site.</p> <p><a href="https://www.trinidad.co.gov">https://www.trinidad.co.gov</a> Click on City Hall, then Landfill under Public Works</p> <p>Paula will look into thrift store drop off in Trinidad and report back to the board.</p>	Chuck Perrone

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<p>Dumpster –Service Update</p> <p>George reported that he checked dumpster last Tuesday and it was three quarters full. We are on our “offseason” once-a-month pickup at \$570 a quarter. Right now, it is working.</p> <p>Please all members remember that the dumpster is for regular residential household trash and nothing else. Use the Trinidad Landfill for other items from your site.</p>	<p>George Denbow</p>
<p><b>Officer &amp; Committee Reports</b></p>	
<p>Treasurer’s Report: Current Financials</p> <ul style="list-style-type: none"> <li>• Balance Sheet</li> <li>• Profit &amp; Loss</li> </ul> <p>Sent to the Board. Not much to discuss. Probably annual assessment checks in the PO box in Austin. Once George gets back to Austin he’ll update the accounts receivable. He suspects all but one property owner has paid. As far as expenditures, we’ve had three or four snow removals this fiscal year. Nothing of concern.</p> <p>One property dues check was inadvertently sent to Terrie, but it was passed on to George.</p>	<p>George Denbow</p>
<p>New Owners / Property Sales in Process</p> <p>Gary and Teri Chard purchased the Savage property. Gasperlin tract (11) has sold; no information as of yet. George will update the property owners list once he has the information.</p>	<p>George Denbow</p>
<p>Complaint Committee Report</p> <ul style="list-style-type: none"> <li>• Dogs loose &amp; aggressive</li> <li>• Horses Grazing</li> </ul> <p>One complaint about white dogs on Rick Miller’s property and he felt threatened by them while walking his dog. Kit contacted Tamara Gatza and passed on the request the dogs be kept off this owner’s property. Tamara said that a “Go with goats” command will send the dogs away. She asked that property owners call her (Tamara) or email if there are any animal problems; they want to have good relations with neighbors. Tamara explained they have put in a lot of new fencing, however if the gate is open the animals can escape but they are trying hard to keep animals in. Terrie will follow up with Tamara about a communication to the property owners.</p>	<p>Kit Keith</p>

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<p>Road Committee Report - 2020-2021 Year Maintenance Plan  2020-2021 Year Maintenance Plan Update  Snow Removal  Nothing new to report just a carryon decision from last meeting. Basically, committee agreed that soon as the snow breaks and the ground thaws the roads will be graded. In addition, gravel/road base was applied starting at the entrance of Aspen Rose Dr. and stopped 1,200' before the cattle guard. Therefore, if/when additional road base is applied it will commence from where it stopped and will proceed toward the cattle guard for as many feet as the board choses to cover. Finally some culverts need work and will be second priority.</p> <p>Cleaning right of ways of saplings and larger trees is needed. The right of way is 30' from the center of the road to either side. Request owners remove saplings and branches overhanging the right of way. Fred suggested we do another session of maintenance as a group along Aspen Rose Dr. Terrie suggested May's Board meeting as a work weekend. Since not everyone will be available Chuck suggested people could pitch in on their own frontage and trim tree branches and saplings when they are on the ranch.</p>	<p>Fred Baros &amp; Don Cox</p>
<p>Web Site – Updates</p> <ul style="list-style-type: none"> <li>• Officers – following election &amp; Kit's email</li> <li>• Update Road Maintenance page with Water Works Plus and remove G. Jo's</li> <li>• Posting Financials</li> </ul> <p>Paula said updated with minutes from the August and November Board meetings. She researched getting a certificate to make the web site a secure one to make access easier for property owners and realtors. It would cost \$149 the first year and \$199 every year thereafter including installation. It's cheaper if she installs it but it is complicated.. She is willing to try. Chuck motioned and Terrie seconded having Paula try to install the certificate and if she can't then paying to get it installed. Discussion on the advantages of having a certificate. All voted in favor.</p>	<p>Paula Miner</p>
<p>CAB Committee Report – need volunteers to assist with governing document updates.</p> <p>Terrie would like to have help on the CAB Committee if possible, someone with MS Word skills, Covenants and Policies and Procedures are on the web site. There have been three different sections amended but the CAB committee has not yet brought them to the Board. Terrie asked interested parties to give Terrie a call.</p>	<p>Terrie Baros</p>

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<p>Grazing Lease Report</p> <ul style="list-style-type: none"> <li>• Update on 2021 Grazer</li> <li>• Payment from 2020 Grazer</li> </ul> <p>Fred: Just received a two-year grazing lease with joint tenants (Timothy Quinn and Shawn Zelle). Number of cattle does not change. 20 cows and one bull. Lease is from May 1 through Sept. 30. Ranchers make the call depending on the winter, precipitation, green grass etc. as when to bring the cows on the ranch. Lease is good through 2022. Having a lease helps with our agriculture exemption and provides revenue.</p> <p>Terrie: Lease needs to be posted on the web site.</p>	<p>Fred Baros</p>
<b>Miscellaneous / New Business</b>	
<p>Miscellaneous / new business</p> <p>Terrie:</p> <p>Couple of new business items: Annual report has been filed and posted on the web site.</p> <p>Terrie:</p> <p>Minute approvals for the Annual and November meetings will be out this week.</p> <p>Terrie had a question for George about the Property Owner directories... can we store more phone numbers and emails in QuickBooks? George said there is room for 5 or 6 emails per file.</p> <p>Terrie asked Chuck to ask property owners when he emails the minutes to send phone numbers and emails that they want in the directory. Trying to keep communication open.</p>	<p>All</p>
<p>Adjourn</p> <p>Motion by Kit, second by George; unanimously passed. 11:56am</p>	<p>Terrie Baros</p>