

**ASPEN ROSE RANCH PROPERTY OWNERS ASSOCIATION**  
**Annual Membership Meeting Minutes**

**Date: Saturday, August 8, 2020 Time: 1:00 pm MDT**

<p><b>Board of Directors &amp; Committee Members Only~Location:</b>  Fred &amp; Terrie Baros  <b>20004 Aspen Rose Dr.</b></p>	<p style="text-align: center;"><b>Property owners are invited to attend by conference call &amp; video conference</b>  <b>(515) 606-5187 &amp; enter Access code 291188</b></p>
<p>Aspen Rose Ranch web site:  <a href="http://aspenroseranch.com">http://aspenroseranch.com</a></p>	<p style="text-align: center;"><b>Video Meeting Link &amp; access code</b>  Dial-in number (US): (515) 606-5187  Access code: 291188#  Online meeting ID: terrielbaros  Join the online meeting:  <a href="https://join.freeconferencecall.com/terrielbaros">https://join.freeconferencecall.com/terrielbaros</a></p>

**AGENDA - Minutes**

	<b>Presenter</b>
Call Meeting to Order - at 1:01pm	Terrie Baros
Attendance / proxies / determination of quorum 13 proxies, see spreadsheet for assignments. We have a quorum to take business actions.	Terrie Baros
Introduction of New Members attending:  David and Sharon Estes, moved from Texas. David was raised in the Black Hills, Sharon was born and raised in Texas. They bought Tom Watson's parcel and plan on living here full time. Welcome!	All
<b>Follow-up from May 16th BOD Meeting</b>	
ARR map adding Evacuation Route – Posting to ARR website: Terrie - Please click on link to see evacuation web site.  Chuck – The names on the map was collected from county records. The map shows roads, parcels, property owners, the evacuation route on the ranch and the evacuation route that is not on our property.  Terrie - Several folks have walked it and put up the signage. Fire department wanted to make sure that we had multiple ways out.  Chuck - Fence cutters to be mounted in a wooden box and to be mounted near the fence (soon).	Chuck Perrone / Paula Miner
Entrance Marque – Broken Sign Repair Update:	Fred Baros

<p>Fell when no one was around. Constant swinging of the marque over time wore the chain out. Estimates were received for repair. Sign was remounted and put on some pivots that should help it last longer. Also incorporated cables that are not load bearing that will keep it from falling if the pivots/chains fail. It was also sand blasted and repainted; all within budget.</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: Ended the year with 9 thousand and change in the checking account. Nothing remarkable; self-explanatory.</li> <li>• Profit &amp; Loss: Grazing lease brings in taxable income. Property dues listed as well as contract services. Last winter was not a wet winter so little snow removal or road work was required. Near bottom of the report is the income tax mentioned. As POA we pay 30% of the \$1900 per year.</li> </ul> <p>Terrie - Thanks to George for doing a great job as treasurer.</p> <p>George - Invoices for property owners will go out November 2<sup>nd</sup>.</p>	<p>George Denbow</p>
<p>2020-2021 Budget for Membership approval:</p> <p>George - Budget is a way to allocate expenses for the coming year based on past expenses. Money in the bank is carried forward. For contract services, we allocate money based on what we paid in the past. Always try to keep a three thousand dollar buffer for unexpected expenses or if we need to make changes we can change the allocations.</p> <p>Motion to bring the annual budget to a vote by the membership (Terrie)</p> <p>Chuck – Question about dumpster. Dumpster was full in July, bear got into the dumpster, Twin Enviro came to dump and increased pickups to twice a month instead of once a month. \$1145.60 a quarter now (double what we were paying). Need to decide if we want to continue twice a month or drop it back down to once a month.</p> <p>George – We erred on the side of putting more money on that line item (instead not budgeting enough. A larger dumpster is not available. Picked up every other Tuesday if twice a month.</p> <p>Chuck - Twin Enviro could turn it off at any time and pro-rate; so they said on the phone. George is not sure about that. Think we should have it picked up twice a month in the summer and go</p>	<p>George Denbow</p>

<p>back to once a month during the winter.</p> <p>Fred - brought up Mr. Colgrove's concern about the POA paying for the trash. Other POA's do provide this service. Fred thinks it is appropriate. All the board members agreed the trash service was appropriate and had already been approved.</p> <p>George - When we started this service we thought long and hard about how we could implement this. It would be impossible to police who uses the dumpster. George agrees with Fred. No different than the other services the POA provides. Happy to call and drop it back to once a month. With pandemic more folks may be on the ranch.</p> <p>Chuck - Motion to accept budget with change to dumpster.</p> <p>Fred – Commented that budget is just a budget, we can cut it back with out stopping the approval of the budget. Kit agreed. Discussion that the dumpster should be used for household trash, rather than being used for cleaning out your shed, garage etc.</p> <p>Terrie: Recycling at the fire station is no longer available (company went out of business). Maybe put more information on the website on what should and should not be put in the dumpster. We can put information about the county dump. Some places have a cage that is taken to the dump when full. Asks that members keep your eye on it; and let us know if it's working or not working. Open communication suggested.</p> <p>No other comments or suggestions.</p> <p>Vote:  Chuck yes &amp; (2 proxies)  Kit yes (3 proxies)  Fred yes (2 proxies)  Terrie - Yes  Estes – Yes  George – yes  Tony – Yes  Carl - Yes</p> <p>Budget is approved for new fiscal year.</p>	
<p>New Owners / Property Sales in Process –</p> <p>Estes purchased Watson's; Rick Miller purchased the Parrish's. Closes financials.</p>	<p>George Denbow</p>
<p>Complaint Committee Report –</p> <p>Glad to report no complaints.</p>	<p>Kit Keith</p>

## Road Committee Report

### 2020-2021 Year Maintenance Plan

I have a number of items to report. Representing Don Cox today. Since I have the contract for the roads there is a bit of a conflict of interest. Water Works Plus has always submitted a bid for the work. Don did a through review of the roads and here is what is recommended. There is not dollars associated with the work, the board needs to prioritize. (see email).

Don's report:

. *Following are possible areas needing attention:*

1. *Hicks Drive (our ARR POA portion) is in pretty good shape - will need grading next year as there is some minor erosion from this last storm.*
2. *On Aspen Rose Drive past Top of the World towards Tommy and Stacey's, there are a couple of spots that will need the ditches pulled - one just past our driveway, and one on the curve just before Perrone's where the water was running across the road after the last storm.*
3. *Two more spots past Perrone's where the ditches need to be pulled.*
4. *Heading back down Aspen Rose Drive, near Bitch Hill, another spot where the ditch could be pulled before the culvert as it's filling in.*
5. *Spot on Shorty's Hideout where a turnout will need regraded as the water was running across the road after the last storm.*
6. *Aspen Rose Drive sign down heading down before you get to Constanti.*
7. *Some erosion when you first turn on to Constanti Ridge from Aspen Rose Drive. It's not terrible but could be graded.*
8. *Spot on Constanti just past Kit and Bob's where the water ran across the road - sandstone erosion filling up the ditch, could be pulled.*
9. *Second spot on Constanti where the sand has eroded on the road just above the pond on Morgan's property.*
10. *Rough spot where the dike intersects Constanti - some rocks sticking up.*
11. *Quite a bit of erosion past Leggett's place. It typically happens here when we have a heavy storm like the one last weekend.*
12. *Washer-board on Aspen Rose between Constanti and Fred and Terrie's driveway.*
13. *Washer-board in many spots from the mailboxes on down*

Fred Baros

*Aspen Rose to George and Paula's.*

*All in all, the roads are in pretty good shape. We have some spots that could use more road base.*

Kit - Walking on Constanti, noticed a full culvert.

Chuck - Don did a thorough job about identifying work needed.

Terrie – We need to get estimates for manageable chunks of the work to be done (by time of year). We can vote electronically as a Board for approval.

Chuck - We should focus on Aspen Rose Drive as that is the number one priority. Fred agreed. County blades county road once a month. Increase in traffic seems to be happening. Monitor what happens.

George - If we need to do work, seems like we should do it quick or it will be after April or May before we can do anything.

Terrie - Timing is key to managing the roads. We have talked about different types of road base. Some stay in place better than others. Grey flat crushed rock may be better in the wash board locations to see if it lasts longer.

Fred: Don and I will get together and put together a list of priorities and present to the board.

Director Election / CAB Committee

- Election of Director: Chuck Perrone, Vice President
- Election of Director: George Denbow, Treasurer

Chuck will accept Vice-President; Terrie will take over President for Don Cox; George will again be Treasurer. Terrie will fill in the remaining year for Don and next summer we will elect President. This still leaves the Secretary position unfilled. Volunteers are currently handling the taking of minutes.

Kit regarding votes: I think we need to call for nominations from the floor.

No nominations from the floor.

Fred – votes of confidence: (see spreadsheet). 13 affirmative votes.

Kit Keith & Fred Baros

<p>Kit - Need to add proxy votes. There will be more than 13 affirmatives (19?).</p> <p>Zero “no” votes.</p> <p>Congrats to George and Chuck.</p>	
<p>Web Site – Updates</p> <ul style="list-style-type: none"> <li>• Officers – following election</li> <li>• Remove Terra Firma (Out of Business-no free recycle in Trinidad or Aguilar)</li> </ul> <p>Terrie supplied printed pages of web updates. Paula will check into security certificate and adding additional information on recycling, possible county dump information and new resident information check list once created.</p>	<p>Paula Miner</p>
<p>Dumpster – Increase Service</p> <ul style="list-style-type: none"> <li>• More owner use</li> <li>• Bear Safety - pulling trash out due to Dumpster Flowing Over</li> <li>• Cost</li> </ul> <p>Dumpster service discussed as part of the budget.</p> <p>Terrie - As a community we need to be aware that we need to keep the lid down because of bears. If bears get used to eating food, they will keep coming back. We do not want to see the bears put down. We like seeing them at a safe distance. Communication is key.</p> <p>Chuck - Don added a cable on one side to extend the cable (now it’s gone) which may have made it easy for the bear. We need to make sure we pull the cable through the rings. Need an extension again.</p> <p>George - Backside (angled) hinge is up four inches; other lids are flat. Not sure if this is the way it is supposed to be, but I don’t think they can get in.</p> <p>Terrie – We need to make sure we keep a safe environment for us and the critters.</p>	<p>All</p>
<p>CAB Committee Report</p> <p>Terrie - Policy and procedures document updated, did vote on some new verbiage because we don’t have a secretary. Secret</p>	<p>Terrie Baros</p>

<p>ballot process. Need to update include modified version of voting procedures.</p>	
<p><b>Grazing Lease Report</b></p> <p>Fred – This year was different than previous years because of dismal pasture and lack of water. Just a handful of cows on the property. Butch will not take the lease again. Ranch will be available for new grazing lease. We have never had problems leasing before but because the ponds went dry, Butch removed his cattle early. Last couple of weeks because of rain the pastures are again green, and water is available. I've put out feelers but feel free to let others know.</p> <p>Kit - Question .... What is the effect on our taxes for grazing lease? After some discussion, no one was sure.</p> <p>Fred - On one occasion we did not have a grazing lease to let the pastures recover.</p> <p>George – Question . . . Are there other types of livestock we could have on the ranch or is it just cattle? No one was sure.</p> <p>Fred - County Extension officer said 20 pair and a bull was determined a good number for our pastures. The pastures could support horses, but fewer horses could be grazed on the ranch. Pine saplings have taken over the pastures and need to be cut down (maintained).</p> <p>Terrie - Extension Office report is extensive we will see if we can get on the web site. Horses pull up grass by the roots. Smaller animals would require different fencing.</p>	<p>Fred Baros</p>
<p><b>Miscellaneous / New Business</b></p>	
<p>Miscellaneous / new business</p> <p>No new business.</p>	<p>All</p>
<p><b>Adjourn</b></p> <p>Kit motioned we adjourn.</p> <p>Chuck second at 2:26pm.</p> <p>Meeting adjourned for 10 minute health break and then will have first quarterly board meeting.</p>	<p>Terrie Baros</p>