

**ASPEN ROSE RANCH PROPERTY OWNERS ASSOCIATION  
4th Quarter Board of Directors Meeting Minutes**

**Date: [Saturday, May 15, 2021](#) Time: [11:00 am MDT](#)**

<p><b>Board of Directors &amp; Committee Members Only~Location:</b> <b>Kit Keith &amp; Bob Lawrence</b> <b>19864 Constanti Ridge</b></p>	<p align="center">Property owners are invited to attend by conference call &amp; video conference <b>(515) 606-5187</b> &amp; enter Access code <b>291188</b></p>
<p>Aspen Rose Ranch web site: <a href="http://aspenroseranch.com">http://aspenroseranch.com</a> <b>Annual Meeting: August 21, 2021</b> <b>1<sup>st</sup> Qrt BOD Meeting: 8/21/2021</b> @ Fred &amp; Terrie Baros, 20004 Aspen Rose Dr.</p>	<p align="center"><b>Video Meeting Link &amp; access code</b></p> <p>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**

	<b>Presenter</b>
Call Meeting to Order -	Terrie Baros
Meeting Minutes Taker - Volunteers	Terrie Baros
<p>Attendance / proxies / determination of quorum Board Members: Terrie Baros, George Denbow, Kit Keith, Chuck Perrone (by phone) Committee Members: Paula Miner General Members: Rick Miller, Carl Medley, David and Sharon Estes, Bob Lawrence Visitors: Kit's Sister – Carolyn Kaufmann</p>	Terrie Baros
<b>Follow-up from February 7th BOD Meeting</b>	
<p>Review &amp; Approval of February Meeting Minutes Approved RevC after Paula noticed the date was wrong.</p>	Chuck Perrone
<p>Evacuation Route status – Mendine notification of Fence Wire Cutter Chuck has left two messages with Martin Mendine. If no word by end of next week, I will leave a message stating what we are doing and the box goes up. It is close to fire season and we want to be ready.</p> <p><b>Action Item for Chuck</b></p>	Chuck Perrone
<p>ARR Plot Map – New owner Updates. Updated except for the Chard's instead of the Savages. Colgrove's will say Robert Colgrove Irrevocable Trust. Chuck will send to Paula to post on the website. Foster's bought Gasperlain's lot. In work. <b>Action Item for Chuck and Paula</b></p>	Chuck Perrone
<p>Trinidad City Dump – Link &amp; Form updated on ARR website <b>Action Item for Paula</b></p>	Paula Miner
<p>Trinidad Thrift stores – Donation options: Two on main street (Noah's Arc, and a personally owned) and third on Commerical</p>	Paula Miner

<p>Street (non-profit). Kit to research possible thrift options.</p> <p><b>Action Item for Paula</b></p>	
<p>Request for Property Owners to provide multiple emails &amp; phones numbers when emailing out August &amp; November approved minutes. <b>Action Item for Chuck</b></p>	<p>Chuck Perrone</p>
<p><b>Officer &amp; Committee Reports</b></p>	
<p>Annual Meeting – Planning</p> <ul style="list-style-type: none"> <li>• Format Discussion given Pandemic Status</li> <li>• Education Topics</li> <li>• ARR Beautification Event</li> </ul> <p>Annual Meeting moved to August 21. Website updated. Kit, thinks in person would be fine. Unvaccinated folks could wear a mask. George, being outside would be an advantage.</p> <p>Terrie, CDC says 50% of folks are vaccinated, younger kids are going to vaccinated. Folks will be on the honor system, stay home if ill. Maybe use deck, car port. George: send a save the date and that we will be returning to some sort of normalcy. We may have more in attendance since we have more permanent property owners.</p> <p>Terrie asked about new fire chief giving a talk? Paula said it's hard to beat the game warden. Paula, saw mountain lion. Bears are out of hibernation. Dave saw one on the county road near Cimmeron Ranch. Terrie to ask game warden to talk about lions and bats and possible foot prints to identify.</p> <p>Rick saw a donkey near his place. Cows are all around this time of year have to use caution. Herds of elk seen as well. Dave said the donkey belong to the Gatza's, they have two. Let board know if you see any new animals on the ranch.</p> <p>Usually try to do a beautification event during annual weekend. Sapplings may need to be delt with. Need 25' on the standard roadway. Easement is 30' from center of the road off to the ditch. Ask homeowners to keep ditch clean. Maybe event on the morning. Maybe request homeowners that don't come on the ranch get them to let us trim on their property (give specifications). Ask road committee which areas we should focus on. If it's too much for homeowners, should we hire someone to do some of the work? Need to look at the budget. George and Kit agree it's a lot of work. Terrie to ask road committee to specify where we should work.</p> <p>Looking for somebody take ownership of the entrée planning for the potluck. Terrie will check with Pam to see if she can help.</p>	<p>Terrie Baros</p>

<p>Need to think about officers and elections, do that electronically in June via email.</p>	
<p>Treasurer's Report: Current Financials</p> <ul style="list-style-type: none"> <li>• Balance Sheet</li> <li>• Profit &amp; Loss</li> <li>• Review &amp; Vote on Drafted 2021-2022 Fiscal Budget</li> </ul> <p>Balance sheet, two things how much money is in the back and accounts receivable. \$14,500 need 8 or 9 grand for the road work. No additional revenue except what will be coming from the County (lien).</p> <p>P&amp;L, expenses, snow removal was twice what it was last year. D&amp;O insurance keeps creeping up. Short of looking for another provider there is not much we can do about it.</p> <p>Chuck: do we need to increase the once a month dumpster schedule? Dave said it has not been overly full the last few months.</p> <p>George next bill is July, we can change it for the quarter. Chuck let's notify them with the July quarterly that we go twice a month.</p> <p>Chuck motion to boost pickup to twice a month. Terrie, aye. Kit abstains. George voted, no. George said they can back bill us if it does become an issue. Motion passed. 2 yes, 1 no and one abstained.</p> <p>Budget. Carryover is a guess; draft can be approved but the piece that changes August 1 is the carryover. Roadwork is going to be paid for this year. Budgeted for higher cost of dumpster will come out.</p> <p>Net income is under 2K. To keep the 2K cushion we will need to look at contracts. Money for annual meeting was in the budget.</p> <p>Chuck motion to accept budget; George second. No further discussion. Unanimous vote to approve.</p> <p>Budget will be presented at the annual meeting and approved by membership.</p>	<p>George Denbow</p>
<p>New Owners / Property Sales in Process Fosters (Robert and Natalie) from New Mexico, purchased Gasperlain tract. George passed along information on septic etc. Not aware of other property for sale.</p>	<p>George Denbow</p>
<p>Complaint Committee Report Rick has not seen dogs of late. The New Foundland seen by mailboxes were on the Mendine side of road. No new issues of late.</p>	<p>Kit Keith</p>

<p>Road Committee Report</p> <ul style="list-style-type: none"> <li>• 2020-2021 Year Maintenance Plan Status- what is remaining &amp; when should each be worked.</li> <li>• Next Steps for Road Maintenance before Summer</li> <li>• Winter/spring Snow Removal</li> <li>• Road Easement Sapling &amp; Branch Removal Initiatives</li> </ul> <p>Road report sent to everyone. Was able to secure the rate at what we got it for two years ago \$18.55 a ton (includes delivery). Waiting on Leone for delivery (trouble finding drivers). Trying to get it scheduled.</p> <p>Terrie had a call about using easement from Joseph and Irene Taneris who own land behind Visconti's but they didn't follow up.</p> <p>Will move forward with other items. Hopefully done in May or June. Will attach road committee report to the minutes. Talked about saplings and snow removal. Lots of snow this year.</p>	<p>Don Cox &amp; Fred Baros</p>
<p>Web Site – Updates</p> <ul style="list-style-type: none"> <li>• Obtaining &amp; upgrading to add Certificate on our website</li> <li>• Posting Financials; February</li> </ul> <p>Website updated with security certificate (2 yr. cert.). Financials posted.</p>	<p>Paula Miner</p>
<p>CAB Committee Report – need volunteers to assist with governing document updates.</p> <p>Maybe find new folks at the annual meeting. Need someone with good computer skills.</p>	<p>Terrie Baros</p>
<p>Grazing Lease Report</p> <ul style="list-style-type: none"> <li>• Owners send Fred location of downed fencing</li> <li>• Fence Perimeter check by Grazer</li> <li>• Update on when 2021 Grazing will begin</li> <li>• Communication to entire membership before the cattle arrive</li> </ul> <p>Rancher will come on and walk or ride the perimeter fencing to make sure it is good. Rancher will maintain the fence. If anyone notices fencing that needs work let us know. Cattle will probably be on the property in June. Scrub oak is late coming out this year.</p>	<p>Fred Baros</p>
<p><b>Miscellaneous / New Business</b></p>	
<p>Miscellaneous / new business</p> <p>No new business or questions.</p>	<p>All</p>
<p>Adjourn – 12:34</p> <p>Kit motion to adjourn 12:34pm, Chuck second, all ayes.</p>	<p>Terrie Baros</p>