

ASPEN ROSE RANCH PROPERTY OWNERS ASSOCIATION

2nd Quarter BOD Meeting Minutes

Date: Saturday, November 7, 2020 Time: 11:00 am MDT

<p>Board of Directors & Committee Members Only~Location: Fred & Terrie Baros 20004 Aspen Rose Dr.</p>	<p align="center">Property owners are invited to attend by conference call & video conference (515) 606-5187 & enter Access code 291188</p>
<p>Aspen Rose Ranch web site: http://aspenroseranch.com Next BOD Meeting: 2/6/2021 Annual Membership Meeting: 8/7/2021</p>	<p align="center">Video Meeting Link & access code Dial-in number (US): (515) 606-5187 Access code: 291188# Online meeting ID: terrielbaros Join the online meeting: https://join.freeconferencecall.com/terrielbaros</p>

Meeting Minutes

	Presenter
Call Meeting to Order 11:08am	Terrie Baros
<p>Attendance / proxies / determination of quorum no proxies all four board members present; George Denbow, Chuck Perrone, Kit Keith on conference call. Additional attendees: Fred Baros & Paula Miner in person. Rick Miller and Dave and Sharon Estes on conference call.</p> <p>All in person attendees arrive wearing PPE masks due to Pandemic requirement, and socially distanced during the meeting seating 6 feet apart.</p> <p>Minutes Taker: Paula Miner volunteered.</p>	Terrie Baros
Follow-up from August 8th BOD Meeting	
<p>Evacuation Route – Wire Cutter status: Box is ready to mount near the evacuation route. To be hung on our side of the fence. Chuck to call our neighboring Mendine Ranch owner as a courtesy to give them a heads up about the Emergency Evacuation Route, and placement of wire cutters for use as needed to pass through the perimeter barbed wire fencing.</p>	Chuck Perrone
<p>Entrance Marque – Broken Sign Repair Update Carry over from last meeting. Work is done on time and in budget by A&A Welding. Nothing new to report. George added the invoice has been paid.</p>	Fred Baros

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<p>Dumpster –Service Update</p> <ul style="list-style-type: none">• Current schedule following summer demand - use needs <p>Changed effective October 1 to once a month. Last Tuesday driver did not have a key. First pickup in November it was full. \$570 a quarter. Terrie: What about the holidays; could we ask them to do a pickup? George said you'd have to ask them to change the schedule, there is no pro-rata. Someone will need to keep an eye on it. Dave Estes and Rick Miller are using the dumpster. Dave said that boxes need to be flattened, and have seen some trash not broken down. Chuck, fills boxes with household trash like Rick does to make the most use of the dumpster space.</p> <p>Action item: Terrie to send out an email to property owners before holidays about flattening trash and ask owners to send a notice to the board if it looks to be filling up.</p>	<p>George</p>
<p>Officer & Committee Reports</p>	
<p>Treasurer's Report: Current Financials</p> <ul style="list-style-type: none">• Balance Sheet• Profit & Loss <p>See financials sent out yesterday via email to all members. Not much to discuss. Snow in October, invoice of \$720 paid. Two quarterly dumpster payments. Annual assessments went out November 2nd. Prepared invoice for cattle lease.</p> <p>The BOD acknowledged George's diligence in getting the Annual Assessment invoices out on time.</p> <p>No Questions.</p>	<p>George Denbow</p>
<p>New Owners / Property Sales in Process</p> <p>Conversation about sale of Savage tracts. New owners last name is Chard, Gary and Teresa, will close on November 9th.</p>	<p>George Denbow</p>
<p>Complaint Committee Report</p> <p>Kit happy to report, no complaints.</p>	<p>Kit Keith</p>

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<p>Road Committee Report - 2020-2021 Year Maintenance Plan</p> <p>Not a lot to report. Don sent out a list of work that needs to be done for Annual meeting review. Fred spoke to Don Cox, consensus is to wait to do the work early in the spring. Inclement weather would not be conducive to doing this work now.</p> <p>George said there is not money in the bank account now, so waiting would give us time to get the money from the assessments. Plus, grazing lease money would come in during 2020.</p> <p>Generally, work would start early March when there would be no grass and weeds. So we will wait until Spring; as early as the thaw allows.</p>	<p>Fred Baros & Don Cox</p>
<p>Web Site – Updates</p> <ul style="list-style-type: none">• Officers – following election• Update Road Maintenance page with Water Works Plus and remove G. Jo's <p>Updates above done. May minutes put on site. Budget needed.</p> <p>Checked on getting a certificate on our web site, \$69 dollars a year from Go Daddy. This will keep folks from getting a warning that our site was not secure. Although our site does not get much traffic it might make folks feel better. Terrie made a motion to approve getting certificate for web site to ensure easy use of the website for all our owners and realtors needing to glean documents for property sales. Chuck 2nd the motion, The passed unanimously.</p>	<p>Paula Miner</p>
<p>Dumpster –Service Review</p> <ul style="list-style-type: none">• Holiday use needs <p>Covered above. Chuck got in touch with the county. Rules for city dump. Trying to talk to Buck Apple. Form needed not sure if that was for household trash.</p>	<p>All</p>
<p>CAB Committee Report – need volunteers to assist with governing document updates.</p> <p>Terrie looking for someone with basic writing and computer skills to help update policies and procedures.</p>	<p>Terrie Baros</p>

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<p>Grazing Lease Report</p> <ul style="list-style-type: none">• Update on 2021 Grazer• Payment from 2020 Grazer <p>Fred talked to Butch Quinn. Butch has taken care of any issues with the cows over the years.</p> <p>[Terrie added Footnote: This summer he installed a gate on the south west perimeter of ARR working with our adjoining neighbor as the cows were repeatedly breaching the fence line into the neighbors planted field.]</p> <p>George will be getting a check Tuesday or Wednesday of next week. Butch and his friend, Shawn Zele will lease (same number of cows) for the next two years. New lease sent to them, should have back before the first of the year. Fred to make sure that happens or will pursue leasing to someone else.</p> <p>Kit, question about term of lease (two years). David asked, are cows seasonal? Off the ranch first of October, back on the ranch at the earliest in May. Fred clarified - just be clear May 1 – Sept 30 cows are on the property. This year they were taken off the ranch early and sent to another pasture.</p> <p>In May if the scrub oak are still only budding (no leaves yet), and grasses are not up yet; cows won't be on the property. Cows can't eat the Scrub oak buds because they are toxic. The arrival of the cows on the ARR property varies each year. Some years arrival was late in June. Weather is the key driver for grazing food sources.</p> <p>Rick asked about the horses grazing on the ranch. George responded that they belong to Todd & Tamara Gatza, property owner. The horses get out from time to time and their owners need to promptly gather them back in their fenced property.</p>	<p>Fred Baros</p>
Miscellaneous / New Business	
<p>Miscellaneous / new business</p> <p>No new business.</p>	<p>All</p>
<p>Adjourn</p> <p>George motioned to adjourn, Chuck seconded; unanimously passed. 11:46am</p>	<p>Terrie Baros</p>