

**Minutes of the Board of Directors Meeting**  
**Aspen Highlands Home Owners Association**  
**September 13, 2008**

A special meeting of the Board of Directors was called by the President. Intent of the meeting was to determine final work to be performed for the road project and to establish the best course of action to collect the needed road revenues. The meeting was called to order by Steve Pink at Bob Amman's home at 3:00 PM.

**BOARD OFFICIALS:** President, Steve Pink; Vice President, Reed Brannon; Secretary, Suzy McCartney (absent); Treasurer, Jim King  
Board Members: Russ Christiansen, Bob Ammann, Bill "Tuffy" Morse (absent)

**ROADS:** Bob reviewed road repair progress, areas needing final attention from contractor and the need for additional material on Mill Creek road to complete project.

Bob reported that an additional 15 loads of material would be needed to finish Mill Creek Road from near Fred Cariaso's place to near Dennis Dadante's place. 15 loads of material dug, hauled and graded would run an additional \$3000.00. Bob added that additional crowning, ditching and grading will be finish in the very near future as part of the original contract. As the contractor was hired and paid by some of the homeowners to do work for them directly we benefited from his extended time at Aspen Highlands as he was able to do quite a bit of grading when rain would make it ideal to do so Bob also reported.

**DISCUSSION:** Additional discussion occurred on the remaining "punch list" of projects the contractor needed to complete before final payment was made to him. Bob will review and approve these projects as they are finished with the contractor. Of the approximate \$16,400.00 still owed to the contractor it was decided to pay him \$8000.00 today and the balance when all work is completed. Project expenses were reviewed and as anticipated in previous meetings a road assessment fee, increasing the Homeowner's dues or refinancing to extend our payment terms beyond 5 years will be necessary to pay the expense of our much needed road project. Snow removal from the roads was also discussed and it was determined a solid plan needs to be put in place on plowing vs. snow blowing and if road damage occurs from either that it be the homeowners responsibility to make needed repairs.

**MOTION:** After the above discussion the Board voted on a motion forwarded by Steve Pink and seconded by Jim King. The motion is to assess all Homeowner's a one time road fee to cover the required expenses to complete our road project. All present were in favor of the motion and so it was passed by the 5 voting members of the Board.

**ADJOURNMENT:** With no other new business brought forward, the meeting came to an end at 4:20 PM. Motioned by Reed Brannon and seconded by Steve Pink.

Respectfully submitted,  
By Jim King, Treasurer  
Approved by the Board of Directors