

**Minutes of the Annual Meeting
Aspen Highlands Home Owners Association
August 2, 2008**

PLACE: Rogers Park, Aspen Highlands, A variety of food and desserts at noon, meeting called to order roughly 1:00 PM by Steve Pink.

OFFICERS: Steve Pink, President, Reed Brannon, Vice President (absent), Charl Sanchez, Secretary, Jim King, treasurer.

BOARD MEMBERS: Danny Sanchez, Bill "Tuffy" Morse, Bob Ammann

COMMITTEES: Architectural – Dan Aneiros (absent), Russ Christiansen (absent), Charlie Huff

Roads – Bob Ammann, Ken McCartney (absent), and a vacancy

Lease – Dan Sanche, Reed Brannon (absent), Ernie Duran (absent)

Others attending: Karen Ammann, Dennis DaDante and girlfriend Judy, Joan and Mel Forney, Janice Huff, Darlene Lorscheider, Bonnie and Ken McCartney, Suzy McCartney, Susan Ward and neice.

IMMEDIATE ITEMS:

Thanks were expressed to everyone who voted for Steve Pink for president, and Jim King for providing copying and envelopes which saved Aspen Highland Homeowners several hundred dollars. Charl Sanchez said that we still spent \$150.00 on mailing which sometimes goes as high as \$300.00. Minutes will now be web posted unless you request a copy from the secretary.

OLD BUSINESS

The secretary reviewed the minutes from the June 7, 2008 Board of Directors meeting. Each committee recapped their part of them. Jim King motioned they be accepted, Danny Sanchez seconded, and all voting members passed the motion.

ARCHITECTURAL COMMITTEE

Charlie Huff shared that John Itzen and Hall have submitted plans and are awaiting approval. They plan to start work in the near future. Dennis DaDante has submitted plans to add a dormer to the east side of his cabin. Rettler has started clearing trees for his home site and plans will be reviewed soon. Cownover will start work on a home site soon but has no plans yet. Mike Busch has a well drilled, power in, and plans for a cabin soon.

ROADS

Bob Ammann said he put up cheesy 15 MPH signs for cars and motor ATVs. Road work will start at Doctor Bragg's Drive with 100 bellow dumps from his pit to be used on the road. Ditches are to be placed on both sides, starting at the Bear sign. Antelope Run needs a big culvert, the road graded down, and the 'T' intersection filled up; which goes toward Doctor Bragg's and other ways. Next, the middle road Wapitail Trail, on Jordan's side, a shallow ditch 3 feet wide and road is to be on top of phone line. From the Wards driveway to the "T" intersection 3-4" of soil needs to be placed on top of the road. Starting at Chris Yancey, the road needs to be smoothed with crown. We have to fill in rocks in corners, so manual labor will be needed this fall. Three Sons has used culverts 40 feet long that need cut because the ends are warped. (The cost is \$2 per foot, 1/3 have holes, \$8 per foot without holes. The estimate is \$5-\$6 per foot. 30 feet per driveway is needed.) Homeowners should pack rocks in the entrance and exit

of their culverts. Mike Busch, Danny Sanchez, and the McCartneys will not need culverts. The culverts will be picked up Tuesday. Bob Ammann estimates that we will need 600 feet of culverts, \$3600.00 to pay for the culverts, and \$250.00 to put in 12" culverts for homeowners. He also stated that there will be a possible one-time charge to all homeowners of \$43,000 doesn't cover all of the road expenses. Bob also requested \$1,000 up-front, for Earl, for gas expenses which secretary Charl Sanchez said was in past minutes. Steve Pink requested a straw vote of members present, concerning the Board's decision about the roads project. This included the line of credit, 5-year payback schedule, use of culverts, and local road base. Members overwhelmingly voted to approve, with none descending.

TREASURER Jim King presented the Treasurer's report. A copy is enclosed. Uncollected dues are down and a large one Deshaine's which went to tax sale, is in the process of resolution. The owner will be allowed to catch up dues without interest. The Redmond's have paid some of their back dues. Lloyd and Maxine Rogers donated \$1000.00 for the roads. Roads are our essential expense. Chari Sanchez motioned the Treasurer's report be accepted and Joann Forney seconded.

LEASE COMMITTEE Dan Sanchez reported on the School Section Lease which starts at the corner of Double A and goes to the School section .. We are on the 4th year of our 5 year lease which allows for hunting and hiking. Aspen Highland's Home Owners Association pays \$2500.00 a year for the lease which \$10.00 comes out of home owners yearly dues. There are three tiers which consist of Tier 1 owners of lots and children \$100.00 each hunter, Tier 2 extended families \$200.00 each hunter, and Tier 3 friends \$500.00 each hunter. The maximum collected from hunters will be \$2500.00. Jim King, the Sanchez's, and Anderson's made donations which totaled \$1500.00. A change this year is that you can buy access anytime in tier one. Dennis DaDante voiced a concern that if he had a friend in October that wanted to hunt and the board meets for the 3rd Saturday in August to approve or not approve friends allowed to hunt, how could his friend be approved to hunt? The board has to discuss each case for safety cautions, to make sure hunter is accomplished by member of association, and is not a felon. It was agreed that this needed to be discussed at a later board meeting.

NEW BUSINESS

BEAVER A month ago a beaver in the beaver pond raised the level of the dam which caused concerns offloading for the property owner. Charlie Huff spent two weeks getting information from the game warden and a biologist in Cheyenne. There was much discussion on this issue. One solution was that a trapper from the state of Wyoming would trap the beaver and relocate the beaver free of charge. The game warden can be notified for live trap. The board should be contacted about any wild life concerns. **ACCESS** The roads within the subdivision are public roads. The south road from pass creek road to the subdivision is a private road (of course we have a recorded right of way to use it). We do have a 2nd road that is 10 acres which was put in for a fire escape. It does cross a small section of Ivan Myers property. Jim King will work with Ivan for a workable solution for us to cross his property.

COVENANT VIOLATIONS Steve Pink reported mailing out three letters to ask that trailers be moved that were in violation of our covenants. One was mailed to the Brown's, Kistler's, and

Soule's. Elizabeth is to get a license for her bus since it holds her construction materials.

THANK YOU'S Thanks go out to Charl Sanchez for her 7 years of being secretary for the board and Danny Sanchez for serving on the board for 10 years. Charl said it was really fun, a learning experience, and trying. We do appreciate all their hard work.

MEMBER CONCERNS

Karen Ammann wanted to know if Reed has finished writing the bylaws. It was stated that he would continue to work on them.

WEBSITE

Thanks were given to Kevin Nickerson for maintaining our website <http://aspenhighlands.org/> as it provides easy access to documents like map, old minutes, by-laws, and covenants.

ELECTIONS

The Board is comprised of seven members who then decide which of its members should fill the official positions. The turnover is staggered so that usually two members go off but never more than three. This year two Board members have filled their terms: Charl Sanchez, Secretary, and Danny Sanchez, Board Member. None of them wished to fill another term as they desire to make room for new people on the board. Lynn Pink from the nominating committee nominated Russ Christiansen to replace Danny Sanchez as a board member, Suzy McCartney to replace Charl Sanchez as secretary, and Dennis DaDante was nominated to fill the road committee vacancy of Charlie Jack. No other nominations were received from the floor. A pencil paper motion was made by Chari Sanchez and Jim King seconded. Each lot owner present was asked to vote all in favor or all opposed for the nominations. There was no one opposed to the nominations. Lot owners are entitled to one vote per each lot they own. The newly elected Board will meet briefly following the close of this meeting to determine Officer Positions. Congratulations and welcome to Russ Christianson, Suzy McCartney, and Dennis Dante.

ADJOURNMENT: With no other new business brought forward, the meeting came to an end at 2:55PM. Motioned by Danny Sanchez and seconded by Charl Sanchez.

Respectfully submitted, By Suzy McCartney, Secretary Approved by the Board of Directors