

ASPEN HIGHLANDS HOMEOWNERS ASSOCIATION
PO BOX 178
ELK MOUNTAIN, WYOMING 82324
CID 198300208129

MINUTES OF THE SPECIAL BOARD MEETING HELD FEBRUARY 12, 2011

The Board Meeting was called to order by Steve Pink at 12:00, February 12, 2011 at the Ward cabin.

Board Members Present: Steve Pink - President, Reed Brannon - Vice President, Bill Morse - Treasurer, Sue Ward – Board Member, Jim King – Board Member, Russ Christiansen - Board Member

Board Members Absent: Suzy McCartney – Secretary

Steve stated to the Board that Suzy McCartney has resigned from the Board.

The Board discussed filling this vacancy with someone to fill Suzy's term. Steve nominated Charlie Huff, Sue seconded. They called him and he accepted the position on the Board and agreed to serve as Secretary.

The minutes of the October 10, 2010 Board meeting held after the Annual meeting were approved.

General Discussion:

Reed reported that the snow fences by the entry off Pass Creek Road have worked well. He recommends a couple more be installed for next winter. Said the snow is banked as high as the fences.

Reed and Sue commented on the black top material that they installed on the road to their places. It has held up well and eliminated much of the mud problems. Bill stated that there is a stockpile of material in the area and we might be able to obtain more if we want it.

Steve stated that someone has bought Ivan's lot and that he sent a letter notifying them of our right to use the road up the hill. We will need to follow up with them in the summer.

Architectural Committee: Charlie reported no input since the last meeting. Reed and Bill discussed the need for this committee to require a set of plans to install culverts to private lots when plot plans are submitted. We have several instances where the owners installed the wrong sized pipe and wash outs have occurred.

Nomination Committee: The Board discussed the make up of the nominating committee. As of this meeting Russ volunteered to be Chairman of the Committee with Marge and Lynn as members and to contact Judy DaDante to see if she would be a member.

Lease Committee: Bill reported that an additional \$50 donation has been received for the Lease account. No problems were reported in regard to this committee. The hunting success was good.

Road Committee: Steve is acting as Chair on this committee until we get more interested members.

The culvert under Deer Run has blocked several times during the summer and water runs across the road. This is the number one priority for next year to get this culvert replaced. This will take a back hoe to accomplish. Reed will talk to one of his contacts to see what the cost would be.

The second priority will be the culvert at the base of the hill to Ivan's place. That culvert does not operate at all and water runs across the road. A back hoe will be needed here too.

The new sign for the entry way to Aspen Highlands will be ready to install. Steve will detail what needs to be done to get it installed. Thanks to John Sullivan for his donation of \$500, this project will be paid for. Any work needed can be done when the back hoe is available.

Discussed the black top material and if budget allows we may buy some to cover bad areas.

Treasurers Report: The attached report was submitted by Treasurer Bill Morse. A review of the attached report was given including the lots with delinquent dues. The following problem was discussed:

- Discussed the filing of the delinquent federal tax forms. This will be done this year and will go back to 2003. Then we will be current in our filings. We don't owe anything but have to file. The cost to have the accountant do this is about \$2100.00.
- We have a current deficit on the books with the road payment coming up but will be able to cover this when the dues come in.
- Several people are still delinquent on dues. Only about 6 people account for the majority of the delinquent dues.
- Russ made a motion that the tax forms for 2010 be prepared at a cost not exceed \$500. All approved.
- A motion was made to accept the Treasurers report, all voted aye.

Work days The work sessions last year were a great success with a lot of work being accomplished. The need for another work day this year will continue with some of the same problems as last year:

- Spraying weeds: We have lots of thistles that will be coming up.
- Cattle guard needs scooping out as always.
- Fencing along perimeter
- Mosquito pellets need to be put out.
- Reflectors removed before cattle are put in.
- Water tank set up.
- Move gateway pipe up to dip in the road, trench dug, pipes joined, rip-rapped when done.
- Cut down trees and clean up trees alongside roads.
- Clean out culvert's.

Work details will be announced at the June Board meeting.

Review of By-Laws rewrite:

The Board thanked the By-Laws Committee (Pennie Weir, Karen Ammann, Charlie Huff) for all the work that went into rewriting the by-laws.

Reed stated that he did not feel a limit should be imposed on the Board as discussed in Article VI Section I (C). Jim stated that in case of an emergency the need to act quickly would be hard if a Special Meeting of all members was necessary to approve a repair. The general feeling was that the Board is the elected representative of the members and should be able to act as such. Steve stated that he and Board members received a lot of criticism from the road repair contract and loan. Steve felt a higher limit would be best. Jim said to eliminate the limit but notify the members of a Board decision. Russ said he thinks a significant number of owners felt they were left out of the road decision. Bill said we can mail information to the

members with mailings. Jim feels emails will not go through in all cases so how do we cover those without emails. Reed said we can make hard copy mailings to those people. The Board agreed to direct the rewrite committee to **change the paragraph by eliminating all after the first sentence.**

Steve brought up the portion of the by-laws as relates to secret ballot. This was discussed and it was determined that the nominating committee would submit a list of nominees as required by the by-laws as written but to allow for the write in of a candidate on the ballot. These ballots would be sent to all members to review and determine their choice of candidates and any write-in they chose. At the Annual meeting the ballots will be collected and counted as written in the by-laws. These ballots will be sent by email if possible or by hard copy if necessary. The Nominating Committee will submit the ballots to the Secretary who will send them to the members. **The rewrite of the by-laws Article IV Section I will need to be changed to reflect this action.**

Sue discussed her efforts at getting bids for our insurance. She talked to Farmers Insurance Group and they said they could not match the cost of our current policy. She filled out a questionnaire with the help of Board members to get a bid from Farm Bureau. She will submit it and get a bid in a couple of weeks. It was agreed that if our current policy is the cheapest we will continue with what we have.

Sue questioned our current web site. She felt that it could be improved to include contact information for the Board and to include more pictures and information such as work days, pot lucks, etc. She said the newer websites are more user friendly than ours. She will look at options. The Board approved that she continue to investigate and report back with a proposal and prices. Jim stated that he would like to keep our web name if possible. It was felt that with a good website we could make that our official site and go paperless with emails only for communication to and from members.

A motion was made that the meeting adjourn, all voted aye. Meeting adjourned at 2:20

The next Board Meeting will be June 11th at Reed's place at noon.

Minutes of the meeting was prepared by Charlie Huff.

STEVE PINK
President