

ASPEN LEAF VILLAGE ASSOCIATION
ANNUAL MEETING
SATURDAY, JUNE 22nd, 2013, 1:00 P.M.
Cuchara Sanitation and Water District Office

Board Members: Randy Wartner, Steve Jones, Don Scott

Management: Marge Thomsen-Spanish Peaks Management

Minutes

- I. CALL TO ORDER – Randy Wartner called the meeting to order at 1:10 p.m.
- II. PROOF OF NOTICE- Marge Thomsen gave proof of notice dated May 20th, 2013.
- III. INTRODUCTION AND ROLL CALL- Randy & Dixie Wartner #44, Don & Gloria Scott #43, Steve Jones #34, Mark & Jackie Anderson #55, Olan Adams #60, Gayle Durbin & Carolyn Graver #10, Maureen Stevens #58, Greg Meiris #57, Jon Brandt #11, John Crocker #35, Dan Spencer #32 and Marge Thomsen of Spanish Peaks Management were all present. Don Legino #12 arrived late.
- IV. DETERMINATION OF A QUORUM – With 11 units present and 21 represented via proxy a quorum was established. Don Legino was not counted with quorum due to arriving late.
- V. APPROVAL OF MINUTES FROM THE 2012 MEETING- *Jon Brandt motioned to accept the minutes as presented, Gloria Scott 2nd. No opposed, motion passes.*
- VI. OLD BUSINESS
 - A. **Maintenance Review** - Randy said after eight years on the board he will be stepping down. He reviewed the issues that he has dealt with from no reserve money to almost two rounds of staining on the buildings, signs and revising the Association Covenants. Marge reviewed the maintenance done in 2012. The normal roof, stair and handrail repairs were done. The crawl space work was completed and proved to work since there was only one break over the winter. The holes at the entry to the parking lower two parking lots were filled in over new culverts. Deck carpets were replaced as needed. As the lights burn out on the buildings they are being replaced with motion sensors to reduce the night light and hopefully lower the electric bill. Mark Anderson asked what the electric covered and Marge informed him it was only the building lights. Olan thought the bugs would set them off. Dan Spencer asked about motion sensor lights on the outside of the entry doors; Marge will look into it and get back with him. All the satellite dishes were reviewed and the ones not in use were removed.
 - B. **Policies, Procedures, Rules & Regulations** - Randy informed everyone that the revisions on the Covenants were completed and they are now in compliance with the Colorado State Statutes. Greg asked what is new since there are 47 pages. Other than the requirements by the state Steve Jones stated there are stricter parking regulations. Dixie Wartner asked if there were state laws for reserve accounts and if so how much. Randy stated that they only require you have one and that you have to be fiduciary responsible. They also recommend the minimum be the deductible (\$5000.00) on the insurance policy. Dan Spencer asked when

the last time a unit sold which was #38 last July. He is concerned about the reason which might be curb appeal. Randy encouraged everyone to read the new Policies posted on the website.

VII. NEW BUSINESS

- A. Current Financials - Randy had already gone over some in his review. Marge reviewed the P&L for 2012 and stated they had stayed within the budget other than staining but that an extra building had been approved to be done and insurance rates and electric had gone up a little. On the 2012 Balance Sheet the Reserve account is at \$19,555.80, checking at \$26,538.35 and total assets at \$48,705.65. The current financials were reviewed with the reserve account amount to be transferred at the end of the year.
- B. Election of Officers - One (1yr) & one (3yr) seat open. ***Maureen Stevens motioned to retain Steve Jones as Vice President, Gayle Durbin seconded. No opposed, motion passes.*** Gloria Scott nominated Mark Anderson for the open three year seat, Randy seconded. Dixie Wartner nominated Dan Spencer and Olan seconded. Each gentleman got up and told a little about himself and then ballots were handed out. ***After two counts by Marge Thomsen and Carolyn Graver, Mark Anderson received 17 votes and Dan Spencer received 15. Mark will be the new Sec/Treasurer.*** Randy thanked Dan Spencer for his interest.
- C. HOA Education - Bob Northup, the General Manager of the Cuchara Sanitation & Water District was the speaker. The water cost is based on EQR's (Equal Quantity Ration). Since Aspen Leaf units are less than 750 sq ft. they pay only .7 x 60 units =42 EQR @ \$45.00 and sewer @ \$35.00 = \$3360.00 per month which is \$56.00 per unit. There is only one meter which monitors usage daily for any leakage or problems. Mark Anderson asked about the infrastructure at Aspen Leaf to which Bob replied aging. There have been leaks from time to time but Stephen has kept up with them and has been putting in shut off valves for each building. Don Scott asked whether the Association should be thinking about replacing the PVC pipes under the building to which Bob suggested replacing with either the softer plastic called PEX or HDPE (high density polyethylene) which Randy said the integrity wasn't as good. Bob said the rates would not be raised this year. The water tank is slated to be moved this fall. The District is looking to replace the water plant at the ski resort in the future. Mark Anderson inquired about the administrative structure of the District. Bob as General Manager reports to five Board of Directors, there is an office manager, a part time secretary, two field operators and one part time laborer for the summer. Steve Jones asked how often they did quality control of the water which he stated is done continuously, monthly samples go the state for bacterial checking, and annual testing for metals, chemicals etc. Although Steve Jones thought the water was tasty, Dan Spencer uses a filter. Bob suggested running the water for awhile since water sits in the lines for long periods.
- D. Maintenance Projects - Randy informed everyone that the board had discussed purchasing a portable type of shed for tools and supplies so they aren't lying around. He said the property had been evaluated by the La Veta Fire Dept and everything was fine except the shake shingles on the crawl spaces which are being replaced as staining is done. The main project Marge would like to have done this year is to add gravel in the parking areas. This will not only help with the mud but also the curb appeal. Greg Meiris suggested putting down Preen, a weed control material first. Marge will look into the cost of that. Marge brought up composite decking suggested by Nancy Kelly for replacing the steps due to the stain not

holding up. Marge priced it and it is costly. If bought in quantity one 2x6x16 would be \$38.00 per board and that would make three steps. Steve asked if it wouldn't increase the cost of staining since it would have to be masked off and Randy said in time it has to be stained due to the UV rays at the higher elevation fading it. Doing a few test steps was suggested. One member said she had used it and it was so slick she replaced it again with redwood. Randy felt if that was the case it would cause a greater liability for the Association. Jon Brandt was more concerned with slipping than the stain not holding. Metal steps were suggested also which would most likely cost even more. Nothing was decided.

- E. Other - Carolyn Graver would like the split rail fences repaired. Marge said they had eliminated the lowest rail because the snow plow breaks it regularly. Don thanked Randy for all his accomplishments while on the board. Jon Brandt asked about the insurance replacement cost for the buildings. Marge informed all each building was covered for \$372,691.00 and Randy calculated the cost at \$133.74 per square foot which is pretty good for mountain property. Steve Jones also reminded everyone that they need insurance to cover not only their interior contents but also everything from the studs in. John Crocker #35 asked if Stephen could stain his living room hand rail and that the trim around his entry door is pulling away leaving a gap. Marge will take care of it. Don Legino was hearing that some buildings were being passed over for staining. Marge informed him no building was passed over and they are decided by the condition but all will be done on each cycle. He was also concerned about re-wiring being done in units and the liability. Randy informed him anyone doing electric work should be licensed, has to comply with codes and is inspected by licensed inspectors.

VIII. DATE OF NEXT ANNUAL MEETING - June 21st, 2014 at 1:00 with the picnic to follow.

IX. ADJOURNMENT - Meeting was adjourned at 3:22.