

ASPEN LEAF VILLAGE ASSOCIATION
ANNUAL MEETING
SATURDAY, JUNE 18TH, 2016, 1:00 P.M.
Cuchara Sanitation and Water District Office

Board Members: Don Scott, Don Legino & James Spears
Management: Marge Thomsen-Spanish Peaks Management

Minutes

- I. CALL TO ORDER – Don Scott called the meeting to order at 1:03 p.m.
- II. PROOF OF NOTICE- Marge Thomsen gave proof of notice dated May 16th, 2016.
- III. INTRODUCTION AND ROLL CALL- Don & Gloria Scott #43, Don Legino #12, James Spears #29, Olan Adams #60, Matt & Jennifer Ohmes #59, John & Judie Crocker #35, Gayle Durbin #10, Riesa Harris #4, Stacey Johnson #13, Mike & Tami Kopek #16, Greg Meiris #57, Brittany Mikles #2, Robert Ryland #1, Britt Scarborough #33, Maureen Stevens #58 Sheila Weiss #15 and Marge Thomsen of Spanish Peaks Management were all present.
- IV. DETERMINATION OF A QUORUM – With 16 units present and 16 represented via proxy a quorum was established.
- V. APPROVAL OF MINUTES FROM THE 2015 MEETING- *Matt Ohmes motioned to accept the minutes as presented, Maureen Stevens 2nd. No opposed, motion passes.*
- VI. OPEN LETTER TO MEMBERSHIP - Don S. welcomed all the new owners (6) and informed everyone that Dan Spencer had sold his unit and James Spears stepped up and filled the open board seat and thanked him. His unit #43 is up for sale and Don Legino may be moving on as well so new board members will be needed. He also thanked Marge and Stephen for their continued work at Aspen Leaf and Brittany Mikles for taking over the website. He stated that the stair project is going well and is still expected to be completed in 2020. Marge reviewed the new Kiosk and informed everyone that if they have something to post to get it to her first. He stated that 1/3 of the dues go to Water/Sewer but dues haven't been raised in many years and that finances look good.
- VII. OLD BUSINESS
 - A. Maintenance Review - 2016
 - Deck Over continues to be put on down the flat surfaces of the stairs.
 - Last rotation of building staining was done last summer and with only three responses to the color survey they will remain the same for the new rotation.
 - The stairs to #35-38 have been reconfigured and are about complete and are considered 2 sets. So far 17/18, 25/26, 27/30, 31/32, 41/42, 43/44 are completed.
 - Raking, mowing and continued ground maintenance. Fixed the RR tie wall at 59-60 and more gravel added to parking areas.
 - Dealing with a skunk around Units 5-8. Many different solutions for the smell have been tried. Stephen & Marge have both inspected the crawl space completely and there are no signs of them living under the building. An opening in the front will be made for easier access and a fence from the building down and buried was suggested. Riesa suggested using an ionizer and essentials oils for the smell inside.

B. Other

- Riesa was told by Jerry Fitzgerald that property beyond the trash dumpsters is private property and anyone hiking would be trespassing. Marge will check into it.
- Riesa said the Facebook page is set up as **Aspenleafvillage** but only a few have looked at it.

VII. NEW BUSINESS

A. Current Financials - The 2016 Budget -Don explained that the Budget is approved by the board at the end of the year and then notification is sent within 90 days to follow new regulations. Don reviewed the financials. The Reserve balance is \$28,069.50 and General Account balance \$63,919.60. Marge went over the adjustment made to the receivables with the accountant in order to correct the books going forward using cash accounting per new regulations. Don informed everyone that no increase is necessary at this point but thanked everyone for the special assessment for the stairs. Marge explained the insurance has changed the deductible for wind/hail to 2% of the replacement cost of each building or approx \$8000.00. Any other claim will still be at \$5000.00 deductible. She checked with three different insurance companies and no other company will cover them with the propane grills on decks so they chose to stay with the current one.

B. Election of Officers - James took over for Dan Spencer and his seat is up for election. Don S. has his unit up for sale and Don L may be leaving as well so more people need to volunteer. Don said women are welcome also. Don explained how the board meetings are held. James will continue to run. ***Sheila motioned to elect James as the new board member, Matt 2nd. No one opposed, motion passes.*** After discussion about future openings Gloria suggested adding members at large to be included in all board issues but not have voting rights so they are aware of what is going on before they are needed and get acclimated. ***Brittany motioned to add Mike Kopek, Jennifer Ohmes and Brittany Mikles as members at large but have no voting rights, Riesa seconded. No one opposed, motion passes.***

C. HOA Education - Marge informed everyone that due to the culvert being plugged all the water ran down the side of the driveways and rutted them all out so Marge called the county to discuss the situation. After a few phone calls she found out that no one really owned the road although the county had been maintaining it. A meeting was held at the site with the county administrator, county commissioners, road supervisor and foreman, engineer, Stephen & Marge to discuss the future maintenance. First the county was going to bring the road up to the engineer's specs and then turn it over to the Association. After a few more meetings the county finally agreed to accept it as a point road and hopefully will purchase the land where the blue water tanks sits and use that dirt to reconstruct the road in the spring of 2017 at the earliest. They will continue to plow and grade the road and Aspen Leaf will have the culvert replaced this year and try to recoup some of the cost from the Water District and the new owner of some of the ski area property since they use the road also.

D. Maintenance Projects - The stairs to 33/34 and 39/40 will be replaced in the fall. The other project is to replace the shake shingles on three buildings that were stained last year and then will be done in conjunction with the staining. More gravel will be put in the walkways. Jennifer & Matt asked if gravel could be added by their entry around the stairs and behind them and #51/52 is the same way. This will be added to the schedule. The base of the buildings will be looked at. If anyone needs maintenance done Marge asked that they email her with the request. The satellites positions will be looked at because the trees have grown so much they have lost line of sight. She will meet with Dish next week and will look into other options. Placing them on the roof is another option. Don stated that there is a dish for internet on #42. Secom is trying to bring internet to the valley and negotiating locations. Marge informed everyone that chimneys will be inspected and cleaned if necessary on July 18th, 19th & 20th at a cost of \$59.95 for inspecting and \$99.95 for both which will be billed to each owner.

E. Other -

- Don L. informed everyone he put together a Table of Contents for the Rules & Regulations to make it easier to find information. This will be added to the website soon.
- Jennifer Carr Ohmes informed everyone she is putting on a concert on July 30th at the Francisco Crossing at 7:30pm with broadways tunes , jazz, opera and Andy Hackbarth will be joining them.
- Marge reminded everyone to replace their supply lines under the sinks before they burst and you have a water mess. Email Marge and she will forward to Stephen.
- Upper Cuchara Water Shed - Don has an update that will be posted on the website.

VIII. DATE OF NEXT ANNUAL MEETING - June 17th, 2016 at 1:00 PM with the picnic to follow

IX. ADJOURNMENT - Meeting was adjourned at 3:15 PM.