

ASPEN LEAF VILLAGE ASSOCIATION
ANNUAL MEETING
SATURDAY, JUNE 16TH, 2018, 1:00 P.M.
Cuchara Sanitation and Water District Office

Board Members: James Spears, Mike Kopek & Brittany Mikles

Board Members at Large: Jennifer Carr, Dixie Wartner & Don Legino

Management: Marge Thomsen-Spanish Peaks Management

Minutes

- I. CALL TO ORDER - James Spears called the meeting to order at 1:00 p.m.
- II. PROOF OF NOTICE - Marge Thomsen gave proof of notice dated May 16th, 2018.
- III. INTRODUCTION AND ROLL CALL - Olan & Lois Adams #60, Ben Annison #17, #20 & #25, Matt Ohmes & Jennifer Carr #59, Sheree Jellinek #54, Karen Dougherty #40, Eddie & Amy Francis #48, Riesa Harris #4, Randy & Toni Klungseth #6 & #9, Don Legino #12, Pat McCahill #11, Greg Meiris #57, Lorrie Ramsey #37, Robert Ryland #1, Robert & Debbie Schmicker #26, James Spears #29, Maureen Stevens #58, Randy & Dixie Wartner #44, Sheila Weiss #15, Elmer Yung & Lydia Castro #52 and Marge Thomsen of Spanish Peaks Management were all present.
- IV. DETERMINATION OF A QUORUM - With 22 units present and 16 represented via proxy a quorum was established.
- V. APPROVAL OF MINUTES FROM THE 2018 MEETING - *Matt Ohmes motioned to accept the minutes as presented, James Spears 2nd. No opposed, motion passes.*
- VI. OPEN LETTER TO MEMBERSHIP - James reviewed his letter and thanked Marge for her continued work. He also welcomed all the new owners.
- VII. OLD BUSINESS
 - A. Maintenance Review 2017/2018 - Normal mowing/weed eating, raking leaves and pine needles and roof repairs. Last fall there was an electrical issue at 41/42 so a new feeder line was run from 24/25 to 41/42. Tons of crawl space repairs from heavy snows in 2016 were completed. Units 33-40 were prepped for painting including replacing any bad boards last fall. Swales were added to the upper parking lots to stop the erosion at the entrances to the condos. This spring the trees were sprayed for bugs but Marge watched and found they have never done the lower half of the complex. Since the trees all look fine the board decided to stop the yearly spraying and do when US Forest Service issues info on new infestations. Handrails & bad boards have been replaced if needed on units 1-16 with 5 & 8 needed the living room railings rebuilt. Units 1-8 will be stained this year and are currently being prepped. Swales were added to the lowers lots and gravel has been added to the new stairs at 3-6 and 7-10. Marge stated they have a new maintenance man besides Stephen and his name is Zach. Stair replacements are still on target. Deck carpets will be looked at if owners ask and replaced or re stretched if possible but if owner/guest has damaged it they will pay to replace it.
 - B. Other - None

VII. NEW BUSINESS

- A. Current Financials/Dues - Marge reviewed the P&L from 2017 stating they were over budget by around \$2900.00 due to the electrical issue but work is not put off. Staining costs have gone up so this will increase on the budget. Insurance has gone up again & new bids have been obtained and the board will review. The current deductible is \$5000.00 with a 2% wind/hail deductible. The Balance Sheet showed \$48,941.26 at the end of 2017 and the Reserve was \$45,188.23. The AR credit is due to owners paying in advance and at the moment there are no delinquent owners. The current P&L and Balance Sheet were reviewed. She stated that some of the money in the General fund will be transferred into the Reserves once approved by the board. The current Budget was reviewed with no questions.
- B. HOA Education -
- US Forest Service reps, April Phillips, Donna Wilson & PJ Pearson spoke of the heightened wildfire danger. If you see fire, report to 911. PJ reviewed Ready, Set & Go. Have a bag ready with important papers, clothing etc., where will your animals go? Prepare home for fire; keep trees 30 ft from buildings. Contact local US forest ranger districts to mitigate behind condos on US Forest property. Firewise.org has tips for preparing for fire.
 - Cuchara Mtn. Park reps Lois Adams, Janet Richards and Bill Coppola gave handouts showing progress. There is a new hiking/snow shoeing/skiing trail with two bridges by the day lodge and is marked with a Cross Country ski sign and it is about 1 ½ mile trip. The day lodge is functional with tables and chairs and is only open when they have volunteers. A signup sheet was available for that and helping with the physical labor. A bat house has been put up also. A future plan will be unveiled on 6/30 from 1-3 with refreshments. They are hoping to have electricity this week and then will hook up an inside toilet. Bill is working with the US Forest Service to plan a hike/bike park trail to connect to Baker Creek Trail. Lois also stated the Forest Service is thinking about moving the trail head from the top of Panadero to the Mtn. Park. Disc Golf is being looked at also. The first free public concert will be 7/22 at 1:00. On 8/16 there will be a big fundraising concert, From Bach to Broadway at the La Veta Mercantile at 7:00 pm and tickets are available online. Grants are being obtained and donations are still needed to match the grants.
- C. 2018 Maintenance Projects - Marge informed everyone that there will be a change in the stair replacement this year. Units 45/46 are in very bad shape and due to the liability issues will be replaced instead of 23/24 this year. The lights to 37/38 are not working and she will check them also. Stephen will put a temp fix on #11's handrail until the stairs are replaced. Marge will purchase a gallon of each color paint for owners to do touch ups. Bob Schmicker stated there are no lights on his building and the lights on the building next to him does not shine enough to walk up their stairs. Marge will look and see if it can be repositioned or add new lights. Ed Francis stated there is a skunk either in or around his buildings. Marge will have the holes filled and will use the skunk spray she purchased from the USDA and will look at what spray he has also. Elmer Yung asked if they could add a window in their living room since they are at the top and James stated it should be submitted to the board and it would be looked at. Unit #60 has one and was there when the Adams purchased so it is grandfathered in. Chimneys will be inspected and cleaned if necessary on Sept. 12th-14th so make sure we have a key or access to your unit beforehand. The weeds in the walkways will be sprayed.
- D. Election of Officers - ***James nominated Board at Large member Jennifer Carr, No opposed, motion passed.***

E. Membership Forum -

- Maureen Stevens stated a friend had tried to purchase a unit and it fell through due to the Association issues. Marge explained that it has happened a few times and in order to get a federal loan, banks require Associations to either put 10% of the dues into the Reserves yearly or to have a Reserve Study showing how capital repairs are going to be paid for and Aspen Leaf has neither. She also stated that she is currently working with the board on getting a Reserve Study done on both the roofs and siding. She has received two bids for the roofs and one bid for siding the buildings with steel siding that is fire resistant and doesn't need painting. The cost for siding one building is \$33,000.00. The Reserve Study can be done in house as the stair assessment was done but since no owners volunteered this will be paid for and the quote received is around \$2500.00.
- Riesa brought up solar for the exterior lights and heat tapes under the buildings. Marge will look into this on the San Isabel Electric website.
- Greg asked about getting better internet. Marge will call Secom to see if a tower can be added to the common area or somewhere on the property and what the cost would be.
- Sheila would like to have a book exchange box by the shed. Marge will see if it can be built from scrap wood from the stairs to keep the cost down.
- Jennifer stated she had purchased a small bottle of white reflective paint and will paint one unit number sign to see if everyone likes and if so it will be done on all.

F. Other

- The dumpster on the left won't close as it does not line up. Marge will have Zach look at it and fix it or get it replaced. She also asked that owners not put large items in the dumpster or by it as they won't take them. She will give the owners an opportunity to have Stephen take items to the dump and will charge them directly but he will also charge for time and travel. The prices at the dump will be listed on the website. Marge will also add the info to the new owner letter that goes out when someone purchases.
- Mailboxes at the entrance will have to be moved and anyone with one there will be keep up to date on the progress.
- Stuff stored behind the dumpsters will be removed or moved out of sight.
- We are asking everyone to not drive on the side edges of the new swales as it will break the cement.

VIII. DATE OF NEXT ANNUAL MEETING - June 15th, 2019 at 1:00 PM with the picnic to follow.

IX. ADJOURNMENT – Matt Ohmes motioned to adjourn, Sheila Weiss seconded. No opposed, motion passes. Meeting adjourned at 2:54.