

ASPEN ROSE RANCH PROPERTY OWNERS ASSOCIATION

Annual Owner's Meeting Minutes

Saturday, August 3, 2019 Time: 1:00 pm

Location: Fred and Terrie Baros 20004 Aspen Rose Dr Weston, CO 81091	Meetings followed by BBQ and Potluck dinner for all.
Aspen Rose Ranch web site: http://aspenroseranch.com	Next Annual Membership & Quarterly Board Meeting will be held on Saturday, August 8, 2020, 1:00 pm

	Presenter
Call Meeting to Order	Don Cox
The meeting was called to order at 1:10 pm MDT	
Attendance / proxies / determination of quorum	Terrie Baros
Proxies (6): Parrish, parcel #2 to Don Cox Marsh, parcel #'s 5 and 6 to Fred Baros Leggetts, parcel #24 to Terrie Baros Colgrove, parcel #'s 27 and 28 to Terrie Baros Terrie Baros = 3 proxies Fred Baros = 2 proxies Don Cox = 1 proxy Attendees (6): George Denbow – parcel #1 Kit Keith - parcel #12 Fred & Terrie Baros – parcel #13 Carl & Rhonda Medley – parcel #18 Don & Pam Cox (& two guests) - parcel #19 Chuck & Karen Perrone - parcel #20 We have one property not current on dues and therefore not in good standing for voting privileges. Since a quorum of members <i>in good standing</i> is 9 (27/3), with 12 properties represented in person or through valid proxy, we have enough votes to conduct business.	
Introduction of Members / New Members	All
No new members present. Tommy Julian and Staci Addison are the new owners of Aspen Rose Ranch property parcel #21 (formerly Lee and Marty Gisclon).	

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Bears on Ranch This Year; CDOW (Colorado Division of Wildlife)	District Manager, Bob Holder
Bob Holder provided a wealth of information regarding wildlife on the ranch and specifically, things we as owners should be aware of regarding bears. Especially bears being attracted to odors like; BBQ grills, food trash containers, bird feeders, open windows with food smells wafting out to the forest. It's our job as residents of the forest to ensure we keep wildlife out of our cars and buildings by keeping food items properly contained, as well as prohibiting access to cars and buildings. Bob shared many detailed situations where bears have gotten in a vehicle, trash container, or building. This can lead to a bear being put down. There was an interactive presentation with bear hides.	
Election of Officers / Directors for 2019 – 2020 President, Directors At Large (2)	All
A process was described by Don and a motion was raised by Terrie, and seconded by Kit to amend policies and procedures so that when any open board position has only one nominee running unopposed, the person is automatically considered elected by unanimous vote. Kit suggested that we also first ask those attending for any additional nominations. Don made a motion to amend the first motion accordingly, and George seconded. This was accepted unanimously.	The CAB is to draft new language for the Policies and Procedures to reflect this new policy.
Count of Secret Ballots (at least 2 volunteers needed)	All
Based on passing of the previous item, Don Cox is re-elected as president, Kit Keith as member at large, and Chuck Perrone is elected as the new member at large.	
Officer / Committee Reports	
Presidents' Annual Report and POA Accomplishments	Don Cox
The mail box was installed, there are many new dead or dying trees on the ranch due to beetle kill and mistletoe, there was much snow this year, and a good deal of road maintenance. Snow removal and road maintenance will be discussed in the Road Committee report.	Pam Cox and Paula Miner volunteered to remove the old wooden mailbox structure.
Treasurer's Report: Current Financials, Annual Invoicing, Membership Approval of the 2019 / 2020 Budget	George Denbow
George provided and discussed both the Profit and Loss (P&L) and Balance Sheet up to the day before the meeting. With receipt of tax payment in arrears, we have a bit over \$2200 in bank. Fred indicated we should receive the grazing lease fee in November. We still have \$572.50 in AR. Don motioned to accept financials, Terrie seconded. The vote was unanimous. George next reviewed the proposed budget for FY2019 – 2020. Don motioned to accept the budget proposal and Terrie seconded. The vote was unanimously passed by the membership.	

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Complaint Committee Report	Kit Keith
No complaints.	
Road Committee Report	Fred Baros
Fred reported on all the necessary work done on snow removal and road maintenance. Fred ordered road based for the entrance of the ranch just before the cattle guard. He indicated the road base was provided at cost with no markup, and the membership would like to express our appreciation for the generosity of Water Works Plus LLC. There was some discussion on the type of road base used on Constanti Ridge. In general, roads are in passable condition. We may have one spot for maintenance on Constanti Ridge, and we may need drainage maintenance around the hill above the mailboxes. A motion was made by Don to cut a drainage channel above the mailboxes, seconded by Chuck Perrone. The vote was unanimous.	
CAB Committee Report	Terrie Baros
The CAB is still working on finalizing a few sections of the Policies and Procedures, and there is an action item to update this document relative to the revised balloting process.	
Grazing Lease Report	Fred Baros
Fred reported - FYI only – no action by the board required. Butch's bull got back onto Mendine's property. The folks leasing the property for hunting were upset about it. Butch has one more year on his lease. There is no indication at this time as to whether he will renew.	
Review of Website	Paula Miner
Paula reported the website is in maintenance mode right now. Kudos to Paula for the great job.	
Miscellaneous / New Business	
Fire Mitigation / Safety	Don Cox
The members discussed the exit through Kit's / Roy Daniels / Fred Ringwald's properties which was the old access route for Mike Seckar. Pam and Terrie have walked the route and it is navigable by 4 wheel drive once through the barbed wire fence at Mendine's property line. Terrie provided information on the posts for the signs - \$47 - \$55. The signs \$23 each (2), and with the poles, the total cost is roughly \$100. Chuck will coordinate with Terrie to install the post and Emergency Evacuation signs. Don motioned we move forward on this, George seconded, and the vote was unanimous.	

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Hunting on the Ranch	Those Interested
There was a brief discussion regarding hunting on the ranch, the need for permission to hunt on others property, and the need for firearm safety. The Mendine property is also offering hunts so do ask any hunters where they have permissions to hunt.	
Stonewall EMT Owners – Don and Pam Cox	Don and Pam Cox
Don and Pam Cox are now certified EMT (Emergency Medical Technicians) in the state of Colorado and are members of Stonewall Fire District. Its wonderful for the ARR Community to have dedicated EMT living in our neighborhood.	
Miscellaneous / new business	All
None.	
Adjourn	Don Cox
Don made a motion to adjourn the meeting at 4:23 pm MDT, seconded by George, and the vote was unanimous	