

2017 Aspen Mountain Annual Meeting Notes
May 19, 2017

The meeting was opened at 7:00 PM. Board members in attendance were David Burton, Dwayne Horsley, Lisa Westover, Bryant Blackner, and Doug Stauffer. Gayle Peterson and Sandy Wilson were unavailable to attend.

1. New members were invited to introduce themselves. No new members were present.
2. A motion was introduced and seconded to approve the 2016 meeting minutes as posted on the Association website. The membership in attendance unanimously voted to approve.
3. Members were reminded to inform the Association when mailing addresses change.
4. The 2017 General Operating budget and Reserve Account budget were reviewed. The planned tank inspection was described and it was noted that if the results of the tank inspection show little or no degradation of the tank bottom then the Reserve Account budget could be modified and the estimated tank bottom replacement forecast could be removed. It was noted that the tank inspection will require the tank to be drained for approximately 4 days. A notice will be posted on the website and a post card will be sent out to notify of the downtime. Procedures related to cleaning and refilling the tank were discussed. It was noted that Summit County Health department had been contacted to determine their requirements. Summit County Health department indicated that the tank will need to be wiped down with chlorine as the inspectors/workers exit the tank, the tank should be partially filled and flushed, and then when the tank is filled and placed back into service, the Health Department needs to be contacted to collect a sample for testing.

The water control system upgrade was discussed. It was noted that a company has visited the site and examined the current system and is preparing a quotation. The current system is outdated and has limited accessibility for monitoring.

It was announced that a landside had occurred on lot 117 after the budgets were prepared and distributed. The landslide has resulted in heaving of River Road and failure of the water line in the road. Two cabins and several lots on River Road are now without water. It was noted that a geotechnical engineering firm (GeoStrata) has been engaged to conduct a study of the landslide and present mitigation options and designs. The study cost is \$9760 and additional costs will be incurred to mitigate the damaged road and water line. Work will be required to increase stability of this area to prevent future road and water pipe damage. The Board asked for a motion to fund the study and mitigation work from the Reserve Account.

A motion was introduced to approve the 2017 General Operating budget and Reserve Account budget including funding of the landslide study and mitigation. A member suggested that the two accounts be voted on separately.

A motion was made and seconded to approve the General Operating budget. This motion was approved unanimously by the membership in attendance.

Several questions were raised regarding whether the water control system upgrade should be deferred given the landslide expenditures. A motion was presented to complete the landslide study for better understanding of mitigation costs before moving forward with the control system upgrade. The motion included a statement that the control system upgrade would proceed in 2017 if the Association portion of the landslide study and mitigation cost is less than \$20,000, otherwise the control system upgrade will be deferred. This motion was voted and approved. One member voted no.

5. A summary of the Covenants, Conditions, and Restrictions (CC&R) Voting results was presented. It was noted that ballots were tallied on May 13. 56 YES votes were received, 10 NO votes were received, and one ballot marked NO had no lot number or name. The total number of votes represents about 55% of possible votes. Of the votes received, 85% voted YES. It was noted that the Board has requested legal guidance as to the outcome of the vote and how to proceed. Results and/or a path forward will be posted on the website when known.
6. Cleanup day will be June 24 with a picnic as normal at noon. Members are encouraged to bring deserts and side dishes. The Association will supply meat, buns, potato salad, and soft drinks.
7. Election of Board members. Four positions are open this year. Incumbents Doug Stauffer and Sandy Wilson have agreed to run again. Incumbents Dwayne Horsley and Gayle Peterson have chosen not to run again. Three additional names were nominated (Nat Wood, Brad Allen, and Claudia Wilson). The three new nominees stood and introduced themselves. Ballots were distributed. The top four vote tallies were Brad Allen, Doug Stauffer, Claudia Wilson, and Sandy Wilson to fill the four positions. Thank you for all who were willing to run.
8. The meeting was opened to members for remarks. It was suggested that a better map be placed on the website. Mark Wilson indicated that he has a better map and will provide to Sandy Wilson to be placed on the website. It was also suggested that the Reserve Plan include planning for catastrophic events such as wild fire. A notice will be placed on the website when a Board meeting is held to update the Reserve plan so interested members can attend and provide input. A motion was introduced to ensure a bypass pipeline is installed to provide water temporarily to lot 120 while the landslide issue is addressed. This motion was seconded and members voted unanimously to have this temporary bypass pipeline installed. A suggestion was made to determine which members would like to receive communications only via email in an effort to reduce mailing costs. The Board committed to developing a method so that members can indicate if they will only receive communications via email.
9. The meeting was adjourned.