

Aspen Mountain Annual Meeting Minutes

May 15, 2024

Welcome - Lisa Westover Presiding

1. Budget Review – Jay Peppinger Reviewed

a. General operation

- i. Anticipated Income- \$112,650 with the cell phone tower revenue
- ii. Expenditures – Last year used all income. This year it is anticipated that we will need to use all income to cover expenditures.

1. Large initiatives

a. Water related repairs and projects for the new year

- i. State requirements – tank lid, new flow meter, ladder
- ii. Leaks – to be repaired as we find them
- iii. Tank roof must be painted
- iv. Valves – some in need of replacement
- v. Probably more work to be done on the well.
- vi. More road maintenance, repairs and drainage work
- vii. Trenches and culvers

b. Cost for this past year have been very large and were unanticipated, some of the items covered were:

- i. Major road repairs – new culverts, fixing major issues from runoff
- ii. Water system repairs
- iii. Plowing and road grading
- iv. Insurance increases
 1. Claims contributed to the company dropping us. We had to find another carrier with increased cost.
 2. Question: Did Rocky mountain pay for their mistake? – yes, they did pay some, but not for everything. Insurance had to pay for some of the home damage downstream.
- v. Road materials increase
- vi. Power increase
- vii. Well repairs alone totaled over \$12,000.00
 1. What is the well status - It is fixed and the tank is full, but it may need more repairs as we don't have the final results back from the testing conducted.
 2. Question – is the water safe to drink – answer, it is tested monthly and it has not come back with any issues. We believe it is safe to drink. Our year round residents have never gotten sick from drinking the water.

b. Reserve, analysis, plan

i. Income – none

1. Anticipated reserve total - \$18,525.00 – hoping to be able to increase if some of the budgeted costs come in lower than anticipated.

ii. Plan

1. May have to use some for the flow meter which was slated to come from this budget last year.

2. Workday June 22th 2024 – Specifics reviewed with members
 - a. Will resume picnic after workday.
 - b. The association will provide drinks and main dish.
 - c. Ask members to bring salad, desserts, side dishes.
 - d. Lots of trees and debris needs to be cleaned up and weeds sprayed – the board will be creating a work assignment list for specific areas.
 - e. Burn pile question – make sure this is only trees and brush, no construction materials.

3. Elections – Three positions open this year.
 - a. Current Ballot has: Lisa Westover, Stacey Wood, Mike Anderson.
 - b. Anyone else like to run? – No one else volunteered or was nominated to run.
 - c. Vote - Was conducted by hand up vote for
 - i. 1. Yay, keeping the current board members,
 - ii. 2. Nay, not keeping the current board members.
 - d. Outcome - The members voted unanimously to KEEP the current board members in office.

4. Discussion on how the members know when or how to help. It was determined that the best way for association members know what needs to be done is to post it on the Aspen Mountain website. Also, the non-official Facebook page will have more information and it was asked that the association members act as a community and post to Facebook any issues they see that the community should know about.

5. Reminder –
 - a. HOA membership fees/dues need to be paid and up to date as of June 30, 2024
 - b. Remove Trailers, snow mobiles, etc. from either the parking lot or the HOA shed by June 1, 2024

6. Other Business
 - a. Road use concerns – people on 4 wheelers ripping up the roads, creating dust, etc. How do we stop
 - i. Suggestion, work with Aspen Acres to get all lot owners to label their vehicles with a lot number so the offenders can be identified.
 - ii. Suggestion, all lot owners must advise their guests regarding expected behavior as their actions affect everyone.
 - b. Winter sledding
 - i. Can be very dangerous at times, especially on blind corners.
 - ii. Some residents could not even get up the road for all the people sledding.
 - iii. Need to speak with Aspen Acres to get discuss on possible solutions or potential ban.
 - c. Cars following through the gate.
 - i. Suggestion to stop and ask a person before you let them tailgate through the gate.
 - ii. If everyone asks for lot info or verification, the tailgating will diminish.
 - d. County assessments
 - i. Some advice from our members - our county tax assessments are being raised astronomically. Two of our members appealed and won. It might be worth other members appealing their appraisals.

Adjourn