

Aspen Mountain HOA Meeting 5-14-2025 Whitmore Library 6 p.m.

Intro Wade Cooper – Presentation on wildfire concerns.

Home hardening – wildfire mitigation

- Doors and windows, make sure they are weatherproof, keep tight. – use double pane type window – this will help a lot.
- Wood siding – make sure it is maintained, no rot where embers could get into the logs or siding – check every year. Sparks will find any nook and cranny that they can.
- Fences – wooden fences don't attach to the structure; fire will walk up the house quickly from an attached fence.
- Vents and Eaves – Make sure you are caulking your eaves, refasten the flashing. Make sure everything is caulked well. Gable ends, get mesh on those so that embers can't get in 1/8th inch opening.
- Roofing – wood and shingle OK, but metal is best. Get the leaves and twigs out in the spring from the roof valleys.
- Rain gutters should be clean from debris. Get those cleaned out often.
- Deck and balconies, build with noncombustible materials, make sure there is no rot, - under need to keep clean from under the decks. Don't store combustibles under the deck. Leave cushions in the house. Sheds under decks, make sure they are clean, so it is not as easily combustible.
- Same for outbuildings
- Wood piles off the porch in the summer, it is not safe.

Defensible Space

- 0-10 feet from structure – no combustibles. Don't use wood chips, use rocks or gravel. Clear out all the brush in that space. Nothing can be touching the structure.
- 10-30 feet, clean up the floor, get all the deadfall out and branches up. Come in and cut out any dead trees or sick, open the canopy, and let the sun in and don't have so many trees that there is a continuous tree crown. Keep it low.
- 30-200 feet, only need to thin out the deadfall, so that if it gets hit with fire it will slow down before getting to the 10 – 0 space.
- Everyone needs to come together and work together to get the defensible space. It takes the who community to come together to clean up the area.
- Water wise. Make sure you have enough hose to get around the structure. This can help to protect the defensible space.

WC landworks and wildlife mitigation. Would give us an estimate on how to fix up the property for free.

Proposed Evacuation Plan

- Not all info is published. We are not putting private info on the web.
- What to do as part of the evac
- What to do after the episode
- Who must sign off.
- What infrastructure must be checked out.
- Link on main page for the website.
- Everyone that lives in AM year-round should be listed with contact info.

Budget review.

Went over the budget as it is laid out in the document provided in the invoice letter.

Questions:

- Talked about litigation/attorney's fees.
 - People using our roads that do not have right of way. Working with attorney to stop the access. They still have access through Aspen Acres.
- Talked about roads – getting bids,
 - Drainage problems, Redo Senica top to bottom, Moose and Senica – 2nd project, Sunrise and Conejo - maybe
 - Moose water in the street, don't know if it is a spring or a water leak, need to get taken care of.
 - Will let everyone know what we are going to do once we have the bids.
 - Senica will be closed for at least 2 days. Will give notice and they are at least 2 months out.
- Explained about the reserves. And how the reserve budget is designed to help with larger projects which have been identified up to 15 years in the future.
- Meet at the shed for workday.
 - June 21, 2025
 - Will have a list of jobs on workday.
 - Will have main dish provided.
 - Please bring salad, side dish or dessert.

Elections

- Tom, Mark, Jay, and Sandy All running again. Also on the Ballot is William Hansen
- Introductions given.
- Ballots handed out, and collected, non-board members counted.
- Election Results - Winners
 - Mark Burton-Adams
 - Jay Peppinger
 - Tom Smith
 - Sandy Wilson

Burn Pile

- Reminder do not put any construction materials on the burn pile.
- The public can be on the stream to fish. They just cannot drive in.

Request for any other business from members?

Move to Adjourn - seconded

Meeting Adjourned