

**ASPEN HILLS OWNERS ASSOCIATION
MINUTES OF ANNUAL MEETING
JUNE 23, 2012
Registration 10:00 a.m. - Meeting 11:00 a.m.
Fairview Peterson Dance Hall**

Notice of Meeting: Spring AHOA Newsletter, AHOA Website and postings throughout the subdivision

Minutes taken by: Judy Player, Secretary

The Board met before the meeting to review the agenda.

Meeting called to order and conducted by Kent Player at 11:00 am.

Introduction of Board Members:

Kent Player	President and Legal
Blake Llewellyn	Keys and Water
Danny Nelson	Fire
Debbie McCoy	Website
Scott Elder	Environmental
Jay McCoy	Security
Cecil Harrison	Newsletter
Dave Johnson	Roads

Kent explained that it is difficult to communicate to all the property owners. It is important for property owners to check the website and read the newsletter to keep informed of current issues.

He reminded everyone that there should be no outside fires and no shooting within Aspen Hills.

Kent explained that we found out that there was a legal paper missing in our filing of water usage in Aspen Hills and it had been necessary to turn the water off. The necessary water paper has now been filed and it is a matter of time before the necessary permits are issued.

Elections:

Kent described duties of elected Board Members. They include attending Board meetings which are held 4 times a year, working as a team and fulfilling assignments, supporting Board decisions, and being a member of AHOA in good standing, which includes dues paid in full.

Introduction of nominations listed on ballot:

Danny Nelson
Kent Player

Nominations were opened to the floor:

Keith Bowden
Troy Westover
Darren Falslev

All nominated candidates had the opportunity to speak:

Danny Nelson
Kent Player
Keith Bowden
Troy Westover
Darren Falslev

Instructions given for voting. It was explained that one elected person would serve the remaining year of Ray Winn's term and then would be able to run for a 3 year term next year, that person fulfilling the 1 year term will be decided at the first board meeting held following the annual meeting, that 4 people should be voted upon on the ballot. Kent thanked all board members who have been willing to serve on the board and those who are continuing.

Voting and collection of ballots. Volunteers from the audience helped collect and count the ballots.

REPORTS:

Budget Report – Kent Player Kent gave the Budget Report using the overhead projector.

Camille Winn was introduced as the new office manager/bookkeeper. She gave a report on the health of Ray and Bonnie Winn and explained that they are living with their daughter in Wallsburg. She explained that Ray is unable to receive phone calls about Aspen Hills. Camille gave a report about the bookkeeping and the problems she has had and that she is in the process of resolving them.

Water & Keys – Blake Llewellyn Blake discussed the issues concerning our water faucet turn-off. He explained the process he has followed in getting the proper papers filed to correct the situation. He has found that water tanks can be filled at the Mt. Pleasant Public Works for \$22.00 up to 3000 gallon each filling. So if it is a small tank it will cost \$22.00 or if it is a large tank it is \$22.00.

Blake had received a new shipment of keys and was filling orders as well as selling keys at the meeting.

Fire & Community Pride Day - Danny Nelson Danny reported that there have been 96 fires so far this year in the state of Utah and that 84 were human caused. Because of the extreme dry conditions and fire danger, during the last two weeks the Forest Service has issued fire restrictions and that Aspen Hills is following them as well. There are to be no fireworks or firearms anywhere and smoking can only be done in enclosed places. Guidelines for campfires are: an 18 inch deep fire pit must be used; it must be 15 feet away from combustible items; there must be someone attending the fire at least 18 years old; there must be 10 gallons of water and a shovel nearby; and the fire must be completely extinguished and cold to the touch before leaving.

Danny introduced the Assistant Sanpete County Fire Warden, Shiloh Neale. Mr. Neale agreed with the fire guidelines given by Danny. He said that the extreme dry conditions pose a great danger to all of the state. He also said that he is working on grants that could be used for our subdivision fire prevention.

It was stated that if a fire started on the south end of Aspen Hills with high winds, that Aspen Hills could be burned within minutes. The remark was also made that because of the extreme dry conditions, it was a matter of "when" rather than "if" a fire will occur. *(Note: within 3 1/2 hours of this meeting the Wood Hollow fire erupted and burned 75 square miles (about 47,400 acres) of mountainside northwest of Fairview.)*

Environmental/Thistle Removal – Scott Elder Scott expressed his appreciation of all the work that has been done by the board members and how much he enjoyed working on the board. Because of other commitments, he is unable to serve longer.

Scott used a powerpoint presentation to explain the thistle problem. Thistle control is being done throughout Sanpete county and it is necessary that Aspen Hills also control the thistles that are a menace within the subdivision. The Community Pride day will be an effort to spray thistles within the subdivision. A potluck lunch will follow the spraying efforts and will be held at Blake Llewellyn's cabin up by Pritchett Flat (lot 1280).

Scott stated that he owns and belongs to many of the mountain subdivisions near Aspen Hills. They charge dues many times more than we do and even hire people to do the things that our board members do. He believes we need to increase our dues because present dues do not adequately cover the road maintenance, legal fees, etc.

Security – Jay McCoy Jay explained that we have had to increase security measures within Aspen Hills. He explained that we had multiple break-ins of cabins and sheds during the winter. It is important for each owner to place the lot number on his property so that he can know who to contact in an emergency. He explained it is very important to report break-ins or vandalism to the county sheriff and to him so he can keep track of all such activity. He reminded the members that there is no shooting within the subdivision.

Jay explained that the north electronic gate had been moved up the road to the Aspen Hills subdivision boundary. It is a key gate and no longer an electronic gate. He explained that the county road maintenance needed to have a turn-around inside the gate entrance and couldn't do it with the old gate position.

Website – Debbie McCoy Debbie demonstrated the features on the newly designed website using the overhead projector. It was very informative. She stated that members should check the website frequently for updates and items of information.

Newsletter - Cecil Harrison Cecil stated that the newsletter is available electronically as well as being posted on the website. He stated that next year the photo contest entries will be shown at the annual meeting and the audience will judge them.

Roads – Dave Johnson Dave reported that there is not much money in the budget for roads this year, so the main roads will be graded and new culverts placed to improve drainage. He encouraged installing culverts when cutting new driveways and to be aware of doing damage to the roads.

Election Results: There was a tie for the fourth position on the board.

Those elected on the first round were:

Danny Nelson
Kent Player
Troy Westover

A second round of voting to break the tie between Keith Bowden and Darren Falslev was conducted.

Elected to fill the fourth position was:

Darren Falslev

Kent thanked everyone who ran for office and for the people who volunteered at check-in, at the table for Ray & Bonnie Winn's notes, for counting the votes and helping in any way.

Photo Contest winners announced by Cecil Harrison:

Wildlife – Marie Hansen
Landscape – Dane Rigby
Winter – Sam Falcon

Drawing for Prizes:

Absentee/Proxy: \$50.00 to Dan Skeen
Present: \$50.00 each to George King & Karen Burt

Meeting was Adjourned at 12:30 p.m. Attendance was 190

Breakout Sessions held following adjournment:

Budget, Legal & Sheep -	Kent Player
Building & Thistle Control -	Scott Elder
Fire -	Danny Nelson
Security -	Jay McCoy
Website -	Debbie McCoy
Newsletter -	Cecil Harrison
Roads -	Dave Johnson
Water & Keys -	Blake Llewellyn

Community Pride Day – Saturday, July 7th – Meet at the tennis courts at 9:00 a.m. Spraying thistles throughout the subdivision will be done. Potluck lunch at the Llewellyn cabin, lot 1282.

There were note cards at the back of the hall for Ray & Bonnie Winn for anyone who wished to leave them a message. Camille Winn took them to Ray & Bonnie.

Annual Meeting in 2013 – Saturday, June 22rd at the Fairview Peterson Dance Hall.

Approved 07/23/2012