

**ASPEN HILLS OWNERS ASSOCIATION
MINUTES OF ANNUAL MEETING
JUNE 22, 2013
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 11:05 am.

Announcements: Kent explained that if you are building on your lot, you should check with your insurance agent to see if you can obtain coverage. Many insurance companies will not insure.

Be sure to survey your property before doing any work on your lot.

We were saddened to learn of the death of former AHOA Board member, Woody Knaub in April. A celebration of his life will be held next Saturday at his cabin. Everyone is invited.

Kent recognized the presence of Ray Winn in the audience and expressed appreciation for all the work he has done for Aspen Hills. There was applause from the audience.

Yvonne Wright announced that every Saturday night, May through September in Spring City is a live radio show on KMGB FM Radio 95.9 and 102.7. It is lots of fun with interaction of the audience. She handed out pamphlets giving details.

Al Polumbo video recorded the meeting.

Introduction of Board Members:

Kent Player	President and Legal
Dave Johnson	Vice President and Roads
Blake Llewellyn	Keys and Water
Danny Nelson	Fire
Debbie McCoy	Website
Troy Westover	Environmental
Jay McCoy	Security

Cecil Harrison had decided not to run for reelection this year. Kent expressed appreciation for Cecil's service to Aspen Hills. Cecil is out of the country on vacation.

Kent described the history of Aspen Hills Subdivision. The subdivision was developed as a "Dry" subdivision. The land developer began selling the lots during the 1970's. In 1992 the property owners, under the direction of Art Johnson, Ray Winn and others, formed the Aspen Hills Owners Association. It was chartered with the State of Utah and the charter has been kept current and is recognized as a lawful non-profit association.

We put in the security gates on property owned by Hilltop Ventures after Kent received permission by email to do so by Lynn Stratford, agent for Hilltop Ventures. Mr. Stratford stated that the security gates benefit both Hilltop Ventures and Aspen Hills.

Before the meeting Mr. Stratford had distributed a paper condemning the Aspen Hills Board of Trustees. He was denied voting privileges today because he has not paid his dues. Kent explained that everyone in Aspen Hills is equal and is expected to pay their dues. Mr. Stratford is no different and is expected to pay his dues. There was applause from the audience.

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. He explained that there are nine members on the Aspen Hills Board of Trustees and that each serves three year terms.

Introduction of nominations listed on ballot:

Dave Johnson, Incumbent
Troy Westover, Incumbent

Nominations were opened to the floor:

Steve Riley
Raphael Polumbo
Keith Bowden

All nominated candidates had the opportunity to speak:

Dave Johnson
Troy Westover
Steve Riley
Raphael Polumbo
Keith Bowden

Instructions given for voting. It was explained that votes for three candidates may be marked on the ballots. Kent thanked all candidates who were nominated and were willing to serve on the board and for the incumbents 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. He showed the 2012 budget and then the 2013. He stated that he would be available to discuss questions about the budget following the meeting in the break-out session.

Kent reported that the lawsuit about sheep trailing and grazing has been settled. The sheep will no longer be grazed on private property within Aspen Hills and will only be trailed up to the grazing area on Quaking Hollow Road. There was applause.

Kent explained how the finances are regulated. Charmay collects moneys, maintains the financial records, keeps the checkbook and writes out the checks. She can review the bank statements on line but cannot manage them. Kent can move the bank accounts into checking or into the key account, and can sign checks less than \$500.00. Any checks over \$500.00 must be co-signed by the Vice President, Dave Johnson. The keys fees are collected in a separate account by Blake Llewellyn and new keys orders

and locks are purchased from those collected funds. No one can remove money without another person's knowledge.

Environmental – Troy Westover Troy stated that property should be surveyed before doing work on it. After finding the front stakes, a professional surveyor should be hired to mark all corners.

Troy said that the website has a checklist that should be used before cutting driveways or building.

Spraying thistles has already begun this year. The county is emphasizing the need to control thistles throughout the county. The community Clean-Up Day will be spraying thistles.

Troy stated that any trailer that is on Aspen Hills property longer than 14 days must have a septic tank. The trailers must not have permanent steps, sheds or skirts attached to them.

Keys & Water – Blake Llewellyn Blake discussed the new keys that will be needed for the gates in January 2014. He has been purchasing the keys from Rudy's Keys and checked with four other key companies. Rudy's Keys is the best bid. The keys are specially cut and requires a special lock that cannot be duplicated. The new keys can be purchased today or ordered in the future.

Blake explained that the water situation within the subdivision is complicated. We cannot use the water source we had developed, but that we have good standing with the Utah State Water Department. Other water sources are being investigated.

Blake stated that water can be purchased and hauled from Mt. Pleasant Public Works. Also he has the name of a man who is willing to haul 1000 gallons to the mountain for a fee. Call Blake if you want the contact information.

Fire & Thistles – Danny Nelson Danny reported that there is extreme fire danger again this year and we must observe the fire restrictions issued by the Forest Service. Last year the huge fire that burned part of Sanpete County started the same day as our annual meeting. There will probably be state fire restrictions by July 4th. There are to be no fireworks or firearms anywhere and smoking can only be done in enclosed places. He reminded that ATVs should not be parked in tall grass because a fire can be started.

Danny stated that Aspen Hills was given permission to place the brush pile located beside the airstrip.

Danny invited everyone to participate in the Clean-Up Day next weekend, June 29th. Meet at the water tree at 9:00 am. Bring your sprayers. Pot-luck at 1:00 pm at Blake Llewellyn's driveway next to Pritchett Flat.

Danny stated that we have had \$200,000 in fire grants in the past. He will apply for more grants as they become available.

Terry Heath of the State Fire and Forestry is present today with fire-prevention pamphlets.

Website – Debbie McCoy Debbie discussed features on the website. She encouraged looking at the website for current updates, policies, procedures, contact information, etc.

Security & Gates – Jay McCoy Jay stated that there have been no break-ins this year because of the increased fences, cameras and gates. He plans to install more fences and cameras for security this year.

Roads – Dave Johnson Dave stated that he will continue to gravel and grade the roads this summer.

Speaking as the Vice President of the Board, Dave recognized all the work the past board members have given. He had the past board members sitting in the audience stand to be recognized. Applause from the audience. He reported that Hilltop Ventures is threatening to put assessment fees on Aspen Hills property owners.

Gate Signs and Road Signs – Darren Falslev Darren stated that he plans to improve the signage within the subdivision and complete installing the road signs. He requested that he be notified where signs are needed. He stated that at the locked gates, that signs on the break-out gates need approval from him and fees paid.

Introduction of Charmay Hill Kent introduced our new bookkeeper, Charmay Hill. He expressed appreciation for all the work she does as our bookkeeper and for her help today at the meeting.

Charmay spoke to the audience. She reported on how she manages the dues, income and checks for Aspen Hills business. She also reported that she is the bookkeeper for another mountain subdivision and that it was one of those burned in the big fire last year. She stated the importance to clear brush and trees because only three cabins were saved in the entire subdivision because they had cleared the perimeter brush & trees.

Election Results: Kent announced the winners of the election.

Those winning a three-year term are:

Dave Johnson
Troy Westover
Steve Riley

Kent thanked everyone who ran for office and for the people who volunteered at check-in, for counting the votes and helping in any way.

Photo Contest: Debbie McCoy and Troy Westover had presented a slide show of photo entries before the meeting and before voting for winners. Photo contest ballots had been distributed and votes cast and counted. The winners of a large candy bar were:

Scenery – Dane Rigby
Winter – Jeffrey Hansen
Wildlife – Debbie McCoy

The photos will be posted on the website. Thanks everyone for submitting photos!

Drawing for Prizes:

Absentee/Proxy: \$50.00 to Greg & Linda Christensen
Present: \$50.00 each to Reed Nelson and Ron Hill

Meeting was Adjourned at 12:25 p.m. Attendance was 192

Breakout Sessions held following adjournment:

Budget, Legal & Sheep -	Kent Player
Water & Keys -	Blake Llewellyn
Roads -	Dave Johnson
Building in Sanpete Co -	Troy Westover
Fire & Thistles -	Danny Nelson
Security -	Jay McCoy
Website -	Debbie McCoy
Signs -	Darren Falslev

Announcements that were on the printed agenda

Clean-Up Day – Saturday, June 29th – Thistle Control Bring a sprayer. Meet at the water tree at 9:00 a.m. Please plan to join us for a potluck lunch & social at Blake Llewellyn's Driveway (lot 1292) next to Pritchett Flat.

Annual Meeting in 2014 – Saturday, June 21, 2014 at the Fairview Peterson Dance Hall.

Approved August 5, 2013