

**ASPEN HILLS OWNERS ASSOCIATION  
BOARD OF TRUSTEES MEETING MINUTES  
January 21, 2013**

Notice of meeting: Letter and e-mail

Meeting held at: 763 West 11560 South, Draper, UT

Board members present: Dave Johnson, Danny Nelson, Debbie McCoy, Jay McCoy, Darren Falslev, Troy Westover, Blake Llewellyn, Cecil Harrison, Kent Player

Visitors: Charmay Hill

Minutes taken by: Judy Player, Secretary

**Kent Player – Conducting and welcome**

Meeting began at 6:34 p.m.

**Public comments – None**

**Introduction of Charmay Hill** Charmay Hill was introduced to the Board as the AHOA Bookkeeper candidate. The Board had received information about Charmay via email prior to this meeting. Charmay discussed her bookkeeping experience and answered questions from Board Members. The job description and expectations of the AHOA bookkeeper had been discussed by the board and Charmay agreed to them.

*Motion to approve Charmay Hill as the AHOA Bookkeeper was made by Blake Llewellyn*

*Motion seconded: Danny Nelson*

*Voting was Unanimous*

*Motion carries*

**Minutes of the October 1, 2012 Board Meeting were reviewed**

*Motion to accept the minutes as written by Darren Falslev*

*Seconded by Debbie McCoy*

*Voting was Unanimous*

*Motion carries*

**Budget** Kent reviewed the Wells Fargo Bank statement and passed the statement around for the Board Members to see. The proposed 2013 budget was discussed.

**Annual Meeting** – The annual meeting will be held on Saturday, June 22, 2013 at the Fairview City Dance Hall. Board members up for election this year and have agreed to run again and to be on the ballot will be Cecil Harrison, Dave Johnson and Troy Westover.

**General Business** – Kent expressed his appreciation for all the work Board members do.

Kent said that he has purchased a new computer and would like to donate his old Macintosh iMac computer for the AHOA office. It is capable of running the new 2013 Quick Books program.

*Motion to accept the donation of Kent's Macintosh iMac computer for the AHOA office and to purchase the new 2013 Quick Books program for it was made by Danny Nelson.*

*Motion seconded by Blake Llewellyn*

*Voting was unanimous to accept the computer and to purchase the new 2013 QuickBooks program.*

**REPORTS**

**Newsletter** -- Cecil Harrison would like all newsletter articles submitted to him by May 1<sup>st</sup>. He wants to mail the newsletter the 2<sup>nd</sup> or 3<sup>rd</sup> week of May so that the AHOA members will have the Annual Meeting date.

**Environmental** – Troy Westover reported he had received a request for permission to build a yurt. He will check with Sanpete county about their building code for yurts. The consensus of the board was that no one wants to see a yurt within Aspen Hills.

It was discussed that Sanpete county should be notified that Troy's signature should be the only recognized Aspen Hills on building permits. That building requests should first be requested through Troy and then he can designate permission for other environmental committee members help him when needed.

**Signs** – Darren Falslev reported that he is planning to finish the road sign project that was started several years ago.

**Legal** – Kent reviewed the progress that is being made to make an agreement with Neil Jorgensen about trailing and grazing his sheep through Aspen Hills.

Kent reported that he has not received any more information from Jim Blakesley, the attorney for the Quiet Title by Hilltop Ventures pending in Sanpete County that names Aspen Hills Corporation and others in the document.

A discussion concerning discontinuing impact fees and increasing the annual dues was done.

*Blake made a motion to raise the annual dues by \$5.00 to \$60.00 per lot and to discontinue impact fees for 2013.*

*Motion seconded by Jay McCoy*

*Voting was unanimous to raise the dues to \$60.00*

**Roads** – Dave Johnson discussed areas within Aspen Hills that he will work on this year.

**Fire** – Danny Nelson reported that spraying thistles will be done this year. He will purchase the spray and encourage property owners to use it for their property.

**Keys & Water** – Blake Llewellyn reported that he continues to sell many hard keys. He is telling people that the current keys will be replaced at the beginning of 2014. He will be prepared to sell the new keys at the Annual meeting.

Blake reported that the State Water Commission has not scheduled the water hearing but that it will be held before spring.

**Security** – Jay McCoy reported that he would like to install more fencing and cameras since the ones already installed are working well to maintain security.

**Website** – Debbie McCoy reported that she would like to buy a new laptop computer that will be used for the website. The computer would be given to future website hosts when she no longer does it.

*Motion to purchase a laptop computer made by Blake Llewellyn*

*Motion seconded by Cecil Harrison*

*Voting was unanimous in favor of purchasing a new laptop computer for the website.*

The next Board Meeting will be Monday, April 22, 2013 at 6:30 p.m. at the Player home.

*Motion to adjourn by Blake Llewellyn*

*Seconded by Cecil Harrison*

*Voting: Unanimous*

Meeting adjourned at 9:16 p.m.

*Approved 4/22/2013*