

**ASPEN HILLS OWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING MINUTES
January 23, 2012**

Notice of meeting: Letter and e-mail

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

Board members present: Danny Nelson, Cecil Harrison, Scott Elder, Ray Winn, Debbie McCoy,
Blake Llewellyn, Dave Johnson, Kent Player

Board Committee Member: Jay McCoy

Visitors: Camille Winn

Minutes taken by: Judy Player, Secretary

Kent Player – Conducting

Meeting began at 6:34 p.m.

Welcome to everyone - Welcome to Camille Winn to the meeting. Kent expressed appreciation to each board and committee member for the many hours they provide to Aspen Hills.

Public comments – None

Minutes of the October 10, 2011 meeting was distributed and read.

Motion to accept all the minutes as written: Danny Nelson

Seconded: Cecil Harrison

Voting: Unanimous

Motion carries

BUSINESS

Business – Kent expressed great appreciation to Bonnie and Ray Winn for their tireless service to the Aspen Hills Board managing the financial and management business. Kent stated that they cannot be replaced and it will be difficult to find people to do the work. The financial and management responsibilities will be divided instead of just one person doing it all.

Board Organization – Kent said that there are two options to replace the Security Board member: either appoint someone or wait to vote at the annual meeting. He asked Jay McCoy who has been doing security as a committee member if he would like to join the Board and be in charge of security. Jay accepted.

Motion to appoint Jay McCoy to be the Security Board Member on the Aspen Hills Board of Directors to complete the 2½ years left of the term vacated by Dave Rose.

Seconded by Scott Elder

Voting was unanimous

The Board members who will be up for reelection at the 2012 annual meeting are Danny Nelson, Kent Player and Scott Elder.

There was a discussion on how to take over the management responsibilities that Ray has been doing. No decision was made.

AHOA Finances – Kent reviewed the bank statements from the October meeting to present.

Motion to accept the financial statements as presented was made by Danny Nelson.

Seconded by Dave Johnson

Voting was unanimous

Budget – the 2011 budget was reviewed and a new 2012 budget was set.

Motion to accept the new 2012 budget was made by Cecil Harrison.

Seconded by Blake Llewellyn

Motion passed.

Spending Guidelines were discussed and each Board member must keep close track of his/her expenses and will need to stay within their budgeted monies.

Impact Fees – it was decided to table the increase to impact fees until it can be announced at the Annual meeting. It will become effective January 2013.

AHOA Accounting Options – Two proposals to do the accounting were presented. Camille Winn was present and discussed her qualifications and proposal to do the accounting. Blake presented Gaylen Llewellyn's proposal to do the accounting. Camille & Ray Winn and Blake Llewellyn left the room while there was a discussion.

Motion was made that Camille Winn be offered the position of accounting for 6 months, that she will send out invoices, receive payments and work with Ray to streamline the record keeping process, that at the end of the 6 months she can reevaluate her desire to continue doing the records or if someone else will be given the assignment.

Seconded

Voting unanimous

Property Management Issues – which includes the annual meeting, office equipment, mailings, ownership changes, etc. It was decided to “table” this until the next meeting and to look for options.

REPORTS

Legal – Kent Player reported that the attorney is continuing on the legal action concerning the sheep on Aspen Hills property and on pursuing the back-dues collections and/or Sheriff's Sale.

Newsletter – Cecil Harrison would like all newsletter articles by April 23rd at the next Board meeting.

Roads – Dave Johnson reported that he does not expect many road repairs this year. He will have the roads graded and a few areas graveled. Dave is exploring options of securing the areas next to the gates. The North gate will be repaired in the spring. He will work with Jay McCoy to make all areas more secure.

Fire – Danny Nelson is attempting to get the paperwork for the fuel reduction piles that were burned on New Year's Eve from the County Fire Marshall, Thomas Peterson.

Keys & Water – Blake Llewellyn reported about the keys he has sent to those requesting them. The Gate Key Policy was revised and will be posted on the website.

Motion to accept the revised Gate Key Policy was made by Blake Llewellyn.

Seconded by Debbie McCoy

Voting was unanimous

Blake will replace the broken 2 inch valve on the new water faucet.

Security – Jay McCoy reported that the North Gate repairs will be made by spring. He is working on ways to make our subdivision more secure.

Website – Debbie McCoy has received many positive comments on her newly designed website. The subjects are easy to find and use and her weekly weather/snow reports are very appreciated.

Environmental – Scott Elder has reviewed the information posted on the website for building information and approves it. He is researching how to best control the thistles throughout the subdivision.

The next Board Meeting will be April 23rd, 2012 at the Player home at 6:30 p.m.

Motion to adjourn by Debbie McCoy

Seconded by Danny Nelson

Voting: Unanimous

Meeting adjourned at 9:35 p.m.

Approved April 23, 2012