

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

Notice of meeting: Letter and e-mail

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

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

Visitors: None

Minutes taken by: Judy Player, Secretary

Kent Player – Conducting

Meeting began at 6:42 p.m.

Welcome to everyone - Welcome to everyone and especially our new board members, Troy Westover and Darren Falslev

Public comments – None

Minutes of the April 23, 2012 Board Meeting and the June 23, 2012 Annual Meeting were distributed and read.

Motion to accept all the minutes as written: Danny Nelson

Seconded: Debbie McCoy

Voting: Unanimous

Motion carries

Status update of Ray and Bonnie Winn was given by Kent from a letter received from Camille Winn.

Review of Annual Cleanup Day The Annual Cleanup Day held July 7th consisted of spraying the thistles throughout the subdivision. There were 63 people participating in the cleanup. There was also a nice turn-out at the potluck picnic at Blake Llewellyn's cabin following the work.

BUSINESS – The Aspen Hills Owners Association Board of Trustees was organized for the remaining year of 2012 to June 22, 2013.

Elected by an unanimous vote of the Board were Kent Player as President and Dave Johnson as the Vice President.

The Board assignments will be as follows:

President – Kent Player
Vice President – Dave Johnson
Water – Blake Llewellyn
Keys – Blake Llewellyn
Fire Safety – Danny Nelson
Website – Debbie McCoy
Security – Jay McCoy
Roads – Dave Johnson
Environmental – Troy Westover
Newsletter – Cecil Harrison
Road and Gate signs – Darren Falslev

REPORTS

Legal – Kent Player reported that three Aspen Hills lots owned by Hilltop Ventures were sold at a Sheriff's sale for back taxes on May 17th in Manti. He reported that a court hearing was held on June 6th at the Sanpete County Courthouse about some of the sheep issues. Attending were our attorney, Kent & Judy Player and Blake Llewellyn. The judge stated that Mr. Jorgenson can move his sheep up to his

leased grazing area but that the sheep are not allowed to graze on the private property within Aspen Hills Subdivision.

The need for Aspen Hills Subdivision owners to comply with all of Sanpete County ordinances was discussed. Kent will attempt to contact the Sanpete County Attorney to inform him that we support Sanpete County building ordinances.

Budget – Kent reviewed the budget as of July 30th. Most of the 2012 budget is spent.

Roads – Dave Johnson reported that there has been some road damage by the recent heavy rains. He has requested Blake to grade a rough spot on North Fork Road by the hairpin curve.

Fire – Danny Nelson reported that there will be no grant money this year because of the Sanpete County fires. Danny will post a sign describing what constitutes an approved fire pit. He will also post it on the website.

Keys & Water – Blake Llewellyn reported that he has been selling many hard keys. Blake reported that the cost of purchasing the keys and mailing them out is costing more than he is collecting. A discussion was held.

A motion was made by Jay McCoy that we raise the cost of the keys to \$25.00 per key.

Seconded by Danny Nelson

Voting was unanimous

A discussion was also held that it is necessary to change the locks to the subdivision every 2 to 3 years for security reasons. The law enforcement officers who have answered the calls about the security issues in Aspen Hills suggested we do so and it was also noted that the other mountain subdivisions change their locks on a regular basis. Further discussion will take place at our next meeting to decide when this will take place.

Blake also reported on the status of our water. Papers have been filed to the State of Utah requesting our water shares be transferred to Lot 1052 where our water source is located. The State has posted a public notice in the Pyramid paper and has given the deadline of August 1st for written protests against our request. We will have a set number of days to defend our request and then the state may set a hearing date.

Security – Jay McCoy reported that the North Gate has been moved to the four-way intersection of Aspen Hills road and Lake Fork road. The gate is now called the Aspen Gate. The hard key lock is working well. There were some property owners who did not have hard keys, but have since purchased them and can get through the gate. There are ATVs driving around the new gate through the brush. Jay will have the fence that has been placed in the area be extended to stop the unwanted traffic.

Jay also reported that trespassers are driving around the gate on the road from Birch Creek. He will have a fence placed beside the gate to prevent trespassing.

Website – Debbie McCoy reported that she continues to receive positive comments about the new Website. She requests that Board Members place more information on their respective areas. She has posted updates on the fires and current fire restrictions given by the county and state fire authorities. She noted that our property owners are using the website for updated information. She will look into purchasing a new computer that will be dedicated to the Aspen Hills website, etc.

Environmental – Dave Johnson reported that a property owner has requested permission to build on his property that has been red-tagged by the county. He will work with Troy Westover and with the property owner to clean the property and become compliant to Aspen Hills covenants and to Sanpete County ordinances before issuing a permit to build.

A discussion about storage containers being placed on Aspen Hills lots took place.

Motion to permit one 20 foot metal storage container per lot and its appearance and placement on the lot approved by the Environmental chairman was made by Dave Johnson

Seconded by Cecil Harrison

Voting was unanimous

Troy will write a policy for metal storage containers.

Road Signs and Ads – Darren Falslev has accepted the assignment for road signs and ads. A discussion was held concerning the placement of advertisement signs on the entry gates. It was suggested that for a fee and consent of the committee that signs could be placed on the break-away gates beside the key gates.

*A motion that we allow commercial signs on the gates for a fee was made by Blake Llewellyn
Seconded by Darren Falslev
Voting was unanimous*

Darren will write a policy defining the size of signs, number of signs, the material of the sign, content of the sign, the charge of placing the sign, etc. Also he will decide where they can be placed within the area, leaving a clear space for Aspen Hills notices or private owners' directions for reunions, etc.

Darren will also supervise completion of the road intersection signs that have not been placed on all intersections.

Newsletter – Cecil Harrison plans to mail the fall newsletter by mid-October. All articles should be turned in to him by October 1st.

The next Board Meeting will be Monday, October 1st at the Player home.

*Motion to adjourn by Debbie McCoy
Seconded by Danny Nelson
Voting: Unanimous*

Meeting adjourned at 9:25 p.m.

Approved October 1, 2012