

**ASPEN HILLS OWNERS ASSOCIATION  
BOARD OF TRUSTEES MEETING MINUTES  
August 5, 2013**

Notice of meeting: Letter and e-mail

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

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

Board members excused: none

Visitors: none

Minutes taken by: Judy Player, Secretary

**Kent Player – Conducting and welcome**

Meeting began at 6:44 p.m.

Welcome – Kent welcomed Steve Riley as a member of the AHOA Board.

**Conditions on the mountain** – Tom Lott has horses running loose within Aspen Hills. It has been observed that the horses are a hazard within the subdivision and have almost run into ATV riders. A discussion was held about actions that can be taken to have the trespassing horses removed. It was noted that Tom's son owns lot #1289 and Tom has said he has permission to graze horses in Aspen Hills. Our covenants prohibits grazing of animals within Aspen Hills except on private fenced property.

*A motion was made by Steve Riley that Darren Falslev will call Robert Turley, owner of lot #1289 and ask him if Tom Lott has his permission to be on his property and then he will send a letter to the Sanpete County Sheriff about the trespassing horses and ask to have the horses removed.*

*2<sup>nd</sup> by Troy Westover*

*Voting unanimous*

During the meeting, Darren called Robert Turley and verified that he gives Tom Lott permission to be on his lot. Darren informed Mr. Turley that the horses cannot run throughout Aspen Hills and can only be grazed on Mr. Turley's lot in a fenced area. Darren also told Mr. Turley that he, Mr. Turley, will be responsible for any damage to property caused by Tom or his horses within Aspen Hills.

**Minutes** from AHOA Board meetings on April 22, 2013 and the Annual meeting on June 22, 2013 were reviewed.

*Motion to accept the minutes of the April 22, 2013 AHOA Board meeting was made by Darren Falslev*

*2<sup>nd</sup> by Blake Llewellyn*

*Voting: Unanimous to accept as written*

*Motion to accept the minutes of the June 22, 2013 AHOA Annual meeting was made by Danny Nelson.*

*2<sup>nd</sup> by Blake Llewellyn*

*Voting: Unanimous to accept as written*

**Old Business:** Worker's Compensation and Waiver's were discussed as carry-over from the April 22<sup>nd</sup> Board meeting. Kent reported that he has checked with 2 insurance companies concerning liability insurance and that they have not offered a policy. He will continue to look for coverage.

Darren will call the state Worker's Compensation for information. Dave Johnson has received either proof of Worker's Comp or signed waivers from the companies that do work for us and will maintain a file of them. We will request Charmay to get a waiver for her bookkeeping work.

**Annual Clean-Up Day** – Danny reported that there was a good turn-out of lot owners at the Annual Clean-Up Day and thistle spraying project. No lot owners came from the lower areas and the thistle control is greatly needed in that area. The top areas have been well covered. Next year Danny will

schedule the clean-up and thistle spraying day earlier in the season. There were 38-39 people attending the pot-luck lunch following the work.

**Board Organization – Election of Board of Trustees Officers**

President – *Blake Llewellyn nominated Kent Player to serve as President.  
Seconded by Danny Nelson  
Voting unanimous in affirmative*

Vice President – *Blake Llewellyn nominated Dave Johnson to serve as Vice President  
Seconded by Debbie McCoy  
Voting unanimous in affirmative*

A discussion of Board Assignments was made as follows:

President – Kent Player  
Vice President – Dave Johnson  
Water & Keys – Blake Llewellyn  
Fire Safety – Danny Nelson  
Website & Photo Site – Debbie McCoy  
Security – Jay McCoy  
Roads – Dave Johnson  
Legal – Kent Player, Dave Johnson, Darren Falslev  
Environmental – Troy Westover  
Newsletter & Real Estate – Darren Falslev  
Street Signs – Steve Riley

*A motion to accept assignments as discussed was made by Darren Falslev  
Seconded by Blake Llewellyn  
Voting unanimous in affirmative*

**Budget** – Kent reviewed the Wells Fargo Bank statement and the AHOA budget. They were passed around for the Board Members to review.

*Darren Falslev made the motion to accept the budget and expenditures as discussed.  
Seconded by Debbie McCoy  
Voting Unanimous in affirmative*

*Blake Llewellyn made a motion to find someone to audit our financial procedures.  
Seconded by Steve Riley.  
Voting Unanimous in affirmative*

**Legal** – Kent reported that on Saturday, August 3, 2013 he received a check for \$25,554.00 from Hilltop Ventures to pay all past dues and the interest for 2013. A discussion followed.

*A motion was made by Blake Llewellyn to accept the check and offer \$5,000.00 for lot #616 and then consider past dues, interest and attorney fees paid in full.  
Seconded by Dave Johnson and Steve Riley  
Voting Unanimous in affirmative*

Dave Johnson will send an email to Lorne Berry with the offer to buy lot #616.

**REPORTS**

**Roads** – Dave Johnson reported that Quaking Hollow Road is graded and is in need of gravel. A discussion of ways to rearrange the budget to pay for the gravel was conducted and decisions made.

*Dave Johnson made a motion that Quaking Hollow Road be finished by gravelling it.  
Seconded by Danny Nelson  
Voting Unanimous in affirmative*

**Fire & Thistles** – Danny Nelson reported that many areas of thistles have been sprayed this summer and it will continue into next year.

Danny will look up our Water Non-Use Request on the internet and report back to the Board his findings.

**Keys & Water** – Blake Llewellyn reported that he will continue to search for a water source.  
*Blake made a motion to continue searching for a water source for the subdivision.*  
*Seconded by Steve Riley*  
*Voting Unanimous in affirmative*

Blake reported that he is still selling keys for the current locks. Those buying them are told that they will need to be replaced for January 2014. Many new keys have been purchased for use at the beginning of the year.

**Security** – Jay McCoy reported that there have been repairs on the Lake Fork gate. He stated that the gates have done a good job keeping unauthorized persons out of Aspen Hills.

**Website** – Debbie McCoy stated that she has been researching the best computer to get for the website. She suggested a model of an Acer computer and a discussion was held. Since the board has already agreed to purchase a computer, Debbie will proceed to order the computer. The computer will be used for the website and will be used for future webmasters.

**Environmental** – Troy Westover reported that he is attempting to compile a computer data base of Aspen Hills building permits.

**Newsletter** – Darren Falslev has accepted the assignment to produce the newsletter. Debbie has a disc made by Cecil Harrison that she will give to Darren for the fall newsletter. Judy gave Darren stickers and supplies from Cecil.

**Signs** – Darren Falslev reported that he has placed signs on the gates for commercial sign requirements and who to contact to obtain keys.

**Next AHOA BOARD Meeting will be held Monday, October 7<sup>th</sup> at 6:30 p.m.**

*Motion to adjourn the meeting made by Steve Riley.*  
*Seconded by Troy Westover*  
*Voting unanimous*

Meeting adjourned at 9:50 p.m.

*Approved October 7, 2013*