

**ASPEN HILLS OWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING MINUTES
August 29, 2011**

Notice of meeting: Letter and e-mail

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

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

Board members excused: none

Visitors: Jay McCoy

Minutes taken by: Judy Player, Secretary

Kent Player – Conducting

Meeting began at 6:32 p.m.

Welcome to everyone - Welcome to our new board members, Debbie McCoy and Blake Llewellyn and visitor Jay McCoy.

Public comments – Board members reported on comments they have received. Many owners have expressed how great the new water faucet is for filling large tanks. Also several long-time property owners have expressed appreciation for the many improvements that have been made with the small annual dues collected each year.

Minutes of the April 18th and June 25th meetings board meetings as well as the minutes of the annual meeting held June 11th were distributed and read.

Motion to accept all the minutes as written: Danny Nelson

Seconded: Cecil Harrison

Voting: Unanimous

Motion carries

Board Organization – Election of Board of Trustees Officers

Motion to continue the leadership as constituted with Kent Player as President and Ray Winn as Vice President/Treasurer was made by Dave Rose.

Seconded by Blake Llewellyn

Voting: Unanimous

Motion carries

President – Kent Player
Vice President/Treasurer – Ray Winn
Water – Blake Llewellyn
Fire Safety – Danny Nelson
Web Site – Debbie McCoy
Security – Dave Rose
Roads – Dave Johnson
Legal – Kent Player & Ray Winn
Environmental – Scott Elder
Newsletter – Cecil Harrison
Thistle Control – Blake Llewellyn

REPORTS

Budget – Kent Player reviewed the budget and spending so far this year.

Kent reported about sheep in the subdivision. Several Board members and our attorney met with Neil Jorgensen, the sheep owner on July 11th. Mr. Jorgensen signed an agreement to pay a deposit for the gate keys and he gave verbal agreement of moving his sheep up to his leased land in one day in the summer and down the mountain in one day in the fall, the route to be taken and not grazing sheep

anywhere within in Aspen Hills. All board members are encouraged to document any sheep grazing on Aspen Hills property in the summer or fall. The sheep were in the Pritchett Flat area for 1 ½ weeks in July and did graze on Blake and Kent's properties but did not graze further down into the subdivision.

Legal – Ray reported that the Sheriff sale did not take place. The owner paid all of his fees and the sale was stopped. He discussed past dues on the lots now owned by Hilltop Ventures.

Roads – Dave Johnson has supervised many road improvements this year, including grading and placing culverts where drainage across the roads has been needed. He expressed appreciation to Kim Jarrett for the road work he has done on Quaking Hollow Road. The budgeted road maintenance funds are spent for this year.

Fire -- Danny Nelson stated that we may be receiving money from the county for fire prevention but the amount is not known. The fuel reduction brush piles by the airstrip will be burned after the snow falls. It was suggested that dry pasture grass be planted in the road repair areas.

Water – Blake Llewellyn will explore possibilities for a water source on the west side of the subdivision. He will also look for ways to control the thistles throughout the subdivision.

Security – Dave Rose reported about the continual vandalism on the south electronic gate.
A motion was made by Dave Johnson to place a manual key lock on the south gate and not use the electronic parts at this time.
Seconded by Debbie McCoy
Voting: Unanimous
Motion: Carries

Dave reported that in the spring the electronic north gate will have an automatic opening mechanism for vehicles leaving Aspen Hills. He also reported on the security rounds and reports by Todd Munford this summer. Todd's reports are posted on the website.

Dave stated that 23 road signs need to be replaced. He is working with the company that made the original signs to replace them for \$400-\$500. He hopes to have them in place by spring.

Website – Debbie McCoy has been in contact with Harold Weir and has started redesigning the website to be more user-friendly. She demonstrated the website she is designing that will be used when she has completed her changes.

Environmental – Scott Elder reported that he has sent three letters to property owners who need to remove trash and/or clean their properties. He has received replies from two of them. He has met with a property owner who has had damage done on his property by his neighbor. He is working with them.

Scott stated that the Lake Fork gate will be locked with the regular summer key. There are not enough people willing to pay snowplow fees to warrant plowing the road. Snow machines may be used in the winter.

Newsletter – Cecil Harrison would like all newsletter articles by October 1st. He will place information about the photo contest in the fall Newsletter.

Motions:

Blake Llewellyn made a motion that transfer/impact fees be raised to \$200.00.
Seconded by Dave Rose
Voting: Yes: Dave Rose, Scott Elder, Dave Johnson, Blake Llewellyn, Debbie McCoy and Cecil Llewellyn.
No: Danny Nelson
Abstaining: Kent Player
Voting: carries by majority

Blake Llewellyn proposed that the annual dues be increased 10% on January 1, 2012.
Seconded by Cecil Harrison
Voting: Unanimous

Blake Llewellyn proposed that we attempt (or investigate) to buy a piece of property or get an easement of property for winter parking by the south entrance. The property would need to be defined.

Seconded by Debbie McCoy

Voting: Unanimous

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

Motion to adjourn by Blake Llewellyn

Seconded by Danny Nelson

Voting: Unanimous

Meeting adjourned at 9:45 p.m.

Minutes approved 10.10.2011