

**ASPEN HILLS OWNERS ASSOCIATION  
BOARD OF TRUSTEES MEETING MINUTES  
October 1, 2012**

Notice of meeting: Letter and e-mail

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

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

Minutes taken by: Judy Player, Secretary

**Kent Player – Conducting and welcome**

Meeting began at 6:30 p.m.

**Public comments – None**

**Minutes of the July 23, 2012 Board Meeting were reviewed**

*Motion to accept the minutes as written by Danny Nelson*

*Seconded by Darren Falslev*

*Voting was Unanimous*

*Motion carries*

**General Business** – Kent expressed his appreciation for all the work Board members do and led discussions for the following:

**Gate Status** – All gates are working except the south electric gate. There has been no reply from John Sherriff as he has been appraised of the non-working electric gate. Kent will write to Mr. Sherriff and ask his permission to change the electric locking mechanism to a lock and key mechanism.

**Airport Cabin** – Danny met with the owner of the airport cabin that has had uninvited long-term guests. The owner has told the men to leave and took their gate key from them. He has given permission for Danny to call the county sheriff if they return.

**Storage Unit** – AHOA records that had been stored in Ray's basement have been moved to a storage unit in Orem. It was decided that the records need to be sorted, some things discarded, and the unit closed down as soon as possible. Dave, Danny, Blake and Kent will meet at the storage unit later this month.

**Board Members up for election in 2013** – was discussed

Cecil Harrison

Dave Johnson

Troy Westover or Darren Falslev - There was a coin toss to determine which man would serve 3 years from the 2012 annual meeting and who would run for office at the 2013 annual meeting after completing the final year of Ray Winn's term. Troy Westover lost the toss and he will run for the 3 year term in 2013.

**Bookkeeper** – Discussion of the need to define the job description and expectations of the AHOA bookkeeper was conducted. Suggestions were given and will be further defined and voted upon at the next board meeting.

*Motion to define the job description for the AHOA bookkeeper was made by Blake Llewellyn*

*Seconded by Cecil Harrison*

*Voting unanimous.*

**REPORTS**

**Newsletter** – Cecil Harrison plans to mail the fall newsletter by mid-October. All articles should be turned in to him as soon as possible.

**Environmental** – Troy Westover presented the proposed storage container policy.

*Motion to accept the proposed storage container policy was made by Troy Westover*

*Seconded by Darren Falslev  
Voting was unanimous to accept*

Troy will keep a list of new cabins and report at each board meeting.

**Signs** – Darren Falslev presented his policy on signs for discussion. After discussion and an amendment it was presented for vote.

*Motion to accept the presented sign policy with an amendment was made by Darren Falslev  
Seconded by Blake Llewellyn  
Voting was unanimous to accept*

**Budget & Legal** – Kent reviewed the budget as of October 1st. There is \$2000.00 in the checking account and \$27,000.00 in the savings account. Most of the 2012 budget is spent.

Kent reported that a credit/debit card was sent to Dave Johnson and he has destroyed it.

Kent reported that he has contacted 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. He has furnished documents to Mr. Blakesley that supports AHOA interests in obtaining past dues owed by Hilltop Ventures.

Kent discussed the Sanpete County Management Plan that was published in the Sanpete Messenger recently. He has downloaded the entire Plan from the internet. The old trail to Skyline Drive through Aspen Hills is mentioned in the document.

**Roads** – Dave Johnson reported that there has been some road damage by the recent heavy rains. He stated that the gates will be locked during the winter.

**Fire** – Danny Nelson reported that all grant money was spent fighting the Sanpete County fires this year.

**Keys & Water** – Blake Llewellyn reported that he continues to sell many hard keys.

A discussion was continued from the last meeting 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. It was decided to start announcing the key/lock change to take place January 1, 2014. Announcements will be posted on the website, in the 2012 Fall Newsletter, the 2013 Spring and Fall Newsletters and on the gates.

Blake reported that there has not been any response from the State Water Commission, Sanpitch region, concerning our letter of response about our water.

Blake reported that a lock has been placed on the lid to the water tank valves.

**Security** – Jay McCoy reported that the Lake Fork Gate that was damaged has now been replaced.

Jay also reported that the fencing placed beside the gate on the road from Birch Creek is stopping trespassers.

**Website** – Debbie McCoy reported that she has changed the photograph on the home page on the website to a fall scene. She continues to update the home page and website to keep it current.

A photograph of the AHOA Board Members was taken to be placed in the Fall Newsletter.

The next Board Meeting will be Monday, January 21, 2013 at the Player home.

*Motion to adjourn by Dave Johnson  
Seconded by Debbie McCoy  
Voting: Unanimous*

Meeting adjourned at 9:20 p.m.

*Minutes approved January 21, 2013*