

**ASPEN HILLS OWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING MINUTES
January 26, 2009**

Notice of meeting: Letter and e-mail

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

Board members present: Danny Nelson, Woodrow Knaub, Brian Clifton, Dave Johnson,
Kent Player, Ray Winn, Dave Rose, Harold Weir

Board member not present: Cecil Harrison

Visitors present: None

Minutes taken by: Judy Player, Secretary

Meeting called to order by Kent Player at 6:35 p.m.

Kent Player – Conducting

Welcome to Board members. There was a discussion of conditions on the mountain. The snow depths are low so far this year.

Minutes of Board meeting held on September 30, 2008 distributed and read.

Motion to accept minutes: Woodrow Knaub

Seconded: Danny Nelson

Voting: Unanimous

Motion carries

Budget for 2009 – The final 2008 financial budget was discussed. The budget for 2009 was discussed and set. It was noted that the local and national financial downturn may affect the available moneys for Aspen Hills this year.

Motion to accept the proposed 2009 budget was made by Dave Rose

Seconded: Woodrow Knaub and Harold Weir

Voting: Unanimous

Motion carries

Annual Meeting in June 2009. Board members up for re-election are Danny Nelson, Dave Johnson and Kent Player. All agreed to run for re-election. So far no one else has indicated interest in running. Others are encouraged to run if they desire. Short paragraphs should be submitted in the Spring Newsletter.

Ray will contact North Sanpete High School in Mt. Pleasant to reserve the building for the annual meeting in June.

Roads – Brian reported that the winter access locked gate is being used under the direction of Scott Elder. Both positive and negative comments have been received and will be considered for future winter access issues.

Brian reported on the road improvements that were done in the fall. Because of anticipated decrease in available funds, this year's roadwork will be maintenance of existing roads.

Legal – Kent reported that Blaine Houberg has resigned as a member of the legal committee. The board expressed their appreciation for the many years of service he has given to Aspen Hills. The board is asked to look for new legal committee members.

Kent reported that the Protective Covenants have been recorded in Sanpete County. He also reported that research is being done to determine road easements.

Ray reported that the lien process is continuing against one owner of 50 lots and of two other lots. He said that Sheriff and Trustee sales will be conducted this year. He has details posted on the website.

Environmental – Dave reported that the Sanpete County Building Inspector has discovered several cabins in Aspen Hills that were not constructed properly with building inspections. They may face fines and/or penalties.

Financial – Ray presented the financial report. It was used to make the 2009 budget.

Fire – Danny reported that the large brush piles were burned last fall. He has had \$50,444 in fire logs turned in that will be applied for future Fire Suppression Grants.

Water – Woody will begin looking for a water source for the Lodge Drive area that can be developed in the future.

Woody plans to hold two Community Pride Days this year. One will be held in June and the other in September. Everyone in the community is encouraged to join. We have many cleared roads throughout the subdivision thanks to the effort.

Security – Dave reported that the new gates are in place. Lake Fork Drive is plowed and locked for the winter and access is by a key for the season. The lock will be changed in the spring and the keys will open both Lake Fork Drive and North Fork Drive gates. Next winter the winter lock will be placed on Lake Fork.

The cost of the specialized keys for the two gates is more than originally thought. An increase in cost for key purchase and the key policy will be published in the spring newsletter.

John Sherriff is still trying to get power to his gate.

Website – Harold presented a contract for web services. Aspen Hills will be charged \$150.00 per year and AHOA maintains the two domain names at all times.

Motion to accept the contract made by Danny Nelson

Seconded by Woodrow Knaub

Voting: Unanimous

Motion carries

Newsletter – Cecil was not present. It was agreed that all newsletter articles should be ready by the next board meeting.

The next Board meeting is scheduled for Monday, April 20th, 2009 at 6:30 p.m. at the home of Kent and Judy Player.

Motion to adjourn by Dave Johnson

Seconded by Brian Clifton

Voting: Unanimous

Meeting adjourned at 9:25 p.m