

MINUTES of AHOA BOARD OF TRUSTEES MEETING

February 13, 2017, 6:30 PM

Held at American Fork, Utah Library

Board Members Present:

- Troy, Joel, Wesley, Darren, Keith, Steve, Sue, Scott, Deb, Charmay

Board Members Excused:

- Blake

Board Members Absent:

- None

Visitors:

- None

Welcome - Conditions on the mountain -Steve Riley

- Steve indicated he had not received any complaints during the winter
- Lots of snow this winter; slushy roads and muddy where it had been plowed
- South gate is open, north gate was able to be closed
- Possibility of some properties getting washed out when the snow melts
- There have been some rock slides causing damage
- An Investment group headed by Loren Berry has purchased roads and water, which could negatively impact Aspen Hills.

Public Comments

- None

Review minutes of Board Mtg. on 11.7.2016-Steve Riley

- Deb had some questions on the cbudget, which Steve addressed. One, placing \$1500 aside for additional snow removal. Second, putting funds aside for possible legal needs.
 - Motion to accept: Troy
 - Wesley 2nd
 - Minutes were approved unanimously

Dues - Charmay Hill

- Bills for dues went out in the mail today; they remain at \$60 and keys remain at \$25
- Email address for Charmay - charmayh@gmail.com

Budget Review - Steve Riley /Darren Falslev

2016 Budget Report

- We are under budget on everything
- Have \$9,000 that can be applied as needed
 - Motion to Accept: Scott
 - 2nd:Darren
 - Voting: Unanimous

2017 Projected Budget

- Motion to Accept: Keith

- 2nd:Darren
- Voting: Unanimous

REPORTS

Security - Scott Lorensen

- Planning to make signs for 3 gates intended to encompass the whole area saying – No Abandoned Parking Allowed by the gated areas.

Gate Signs, & Roads- Keith Bawden

- With snow covering the ground can't identify any problems
- Need to be prepared for a heavy water run-off
- Keith will work with his vendors to prepare for this before Memorial Day weekend.

Newsletter - Darren Falslev

- No newsletter in November as no one submitted anything
- Bylaws say we need two newsletters; one of them can be on the website, the second via postal mail
- Send input to Deb for the fall website newsletter as needed.
 - Motion to Accept: Darren
 - 2nd:Deb
 - Voting: Unanimous

Website - Deb McCoy

- Will put main page up before Memorial Day
- Will create a new tab for timely information such as information on ticks
- Sue will send the minutes to Deb in PDF after Steve reviews minutes
- Steve will send updated contacts and a list of people/positions who are up for re-election to Deb.
- All committee heads please send committee member names to Deb ASAP.

Environmental - Troy Westover

- No concerns

Legal Services - Darren Falslev & Steve Riley

- A lot of concern voiced about the new owners who control the roads and water; We need to be prepared in advance for that the new owners might do
- They have gated off Aspen Loop, and put up No Trespassing signs up to Skyline
- Steve and Darren need to find the agreements from the original owners to know what was originally agreed upon.
- Steve will
 - arrange a meeting with Loren Berry, Steve, Darren and Blake to find out what his intentions are.
 - contact our lawyer to find out what we need to do to protect board members from liability to new owners.
 - check with other subdivisions to see if they know any other details

- Steve will return and report at the next Board meeting in April.

Keys - Blake Llewellyn

- No concerns

Fire Safety - Wesley Gurney

- May 9th is the all HOA meeting
- March 6th is too early for the annual cleanup; agreed to change date to June 10th

Community Relations, Public Affairs, Clean up, & Annual Meeting - Joel Williamson

- **Community Relations** - No concerns
 - Will check with Fairview and Mt. Pleasant by next Board meeting on any community events and attend when possible to keep Aspen Hills' presence in the public awareness
- **Annual Meeting** – June 24th
 - Budget for building rental from Fairview City is \$165
 - Will need refreshments for this meeting
 - Joel will address previous bullets by next Board meeting.
- **Clean Up** scheduled for June 10th
 - Deb will have it posted on the website by next Board meeting.
 - Joel will make signs for the gates by next Board meeting.
 - Joel will contact the Barneys to see if we can hold the refreshment part of the event there by next Board meeting.
 - Joel will check on water availability for the pesticide by next Board meeting.

Next Board Meeting:

- Date & Time: April 24th 6:30PM
- Place: American Fork Library

Motion to adjourn:

- 1st Darren
- 2nd: Scott
- Voting: unanimous

Meeting Adjourned:

- 7:59PM