

AHOA BOARD OF TRUSTEES MEETING

July 31, 2017, 6:30 PM

Held at American Fork, Utah Library

Board Members Present:

- Blake Llewellyn, Charmay Hill, Deb McCoy, Keith Bawden, Darren Falslev, Scott Lorensen, Steve Riley, Brian Seely, Sue Stephenson, Troy Westover, Wes Gurney

Board Members Excused:

- None

Board Members Absent:

- None

Visitors:

- Kamey Seely, Brian's wife

Welcome - Conditions on the mountain - Steve Riley

- Overall things are going well on the mountain.
- It was requested to put "No Fire" signs on the big signs currently posted by the gate lock
- Darren will pick up the big signs and pass them to Troy to take to the mountain
- Welcome Brian Seely to the board.

Areas of responsibility evaluated, designated and unanimously accepted as follows:

- President - Steve Riley
- Vice President - Keith Bawden
- Secretary - Sue Stephenson
- Book Keeper - Charmay Hill
 - AHOA has no Treasurer
 - Her business license and Workmen's Comp waiver are on file with AHOA
- Water - Blake Llewellyn and Brian Seely
- Keys - Blake Llewellyn
- Environmental - Troy Westover
- Budget & Legal - Steve Riley & Darren Falslev
- Newsletter & Gate Signs - Darren Falslev
- Security - Scott Lorensen
- Fire - Wes Gurney
- Roads & Street Signs - Keith Bawden & Deb McCoy
- Website - Deb McCoy
 - Deb will reach out to people on her committee for a volunteer to be trained to take over the website when Deb is ready to hand it over
- Public Relations & Annual Meeting & Clean UP Day - Brian Seely

Motioned to accept: Blake, 2nd Deb, voting was unanimous

Public Comments:

Hi Steve and Blake,

We have an account with Amerigas to service our propane tank. We call them each year to schedule service and each year it seems they face major challenges in getting into the subdivision to take care of our accounts. They basically have to call down individuals on their customer list to find someone who can let them in and be there until they are done. If it were just one or two customers, it wouldn't be an issue, but they have several customers in our subdivision; they'd like to be efficient as possible and service everyone with one trip.

I know of our concerns with issuing keys and appreciate the care you have taken and the organization you have gone through to keep security sufficient. In our conversations with Amerigas, they have indicated that they would be willing to sign an agreement and follow terms if they could obtain a key and be able to service our accounts without having to make special arrangements. Otherwise, they may have to take out their tanks; that would put many of us in a bind and make many people angry.

I understand the plight of giving out keys to private contractors. I think, however, it is a different issue when the entity is more of a public service provider. I would think their level of responsibility is greater and more trustable. I don't see where they would have an interest in gaining access to our subdivision other than to service our accounts. That's their business.

I trust Amerigas. I have had no issues with them. Would you please, as our leadership, consider and discuss the possibility of making an arrangement with them so they can service our accounts more conveniently? I know you might have some personal opinions of your own, but I hope you would consider the opinions of the several of us who depend upon their service.

Thanks for all you do and thank you for your time in considering this issue. If you would like input from the other property owners, I'm happy to gather that information or submit a petition with their signatures on it.

Dane and Shelley Rigby.

Dear Dane and Shelley,

Thank you for your request. I appreciate your willingness to ask. We don't get that very often. After reading your email, I feel that we can come to some type of arrangement. I don't think this is very difficult. If you would, please let us meet as a Board on the 31st of July, and we will come up with a plan for Utility providers that should work for all. We will get back to you shortly after that.

Have a great Holiday weekend, and be safe!

Steve Riley
President, AHOA

It was decided to maintain AHOA's policy as originally instituted: A member needs to meet their utility vendor at the gate and take them to the member's property. No keys will be sold or dispensed except to AHOA property owners.

Blake brought to the board's attention a request from Jeff Hansen to buy one acre of water for \$5,000. Jeff owns lots 787, 788, 790, 791, 792, 794. Since AHOA has a 7 year non-use agreement with only 2 years left on that agreement the sell of this to Jeff was approved. Motion to approve: Scott, 2nd Darren, vote was unanimous

Review minutes -Steve Riley

Minutes of the Emergency Board Meeting Motione to accept: Darren, 2nd Deb, abstained -Scott

Minutes of the Board Meeting 6.24.17 Motion to accept: Keith, 2nd Troy, abstained -Wes

Minutes of the Annual Meeting 6.24.17 Motion to accept: Darren, 2nd Blake

Dues - Charmay Hill

- Late notices for dues payments were sent out in May. Since then \$7602 in unpaid dues has been recouped
- It was decided to send past due notices to owners and inform them that the process going forward for unpaid dues includes placing a lean on the property with a subsequent sell by auction

Budget Review - Steve Riley /Darren Falslev - Wells Fargo Bank Statement

Budget Report

Motion to Accept: Wes

2nd: Scott

Voting: Unanimous

REPORTS

Security - Scott Lorensen

- No concerns at this time

Road Signs, & Roads- Keith Bawden

- No concerns at this time

Newsletter - Darren Falslev

- No concerns at this time

Website - Deb McCoy

- No additional concerns at this time (See pg. 1)

Environmental - Troy Westover

- No concerns at this time

Legal Services - Darren Falslev & Steve Riley

- No concerns at this time

Keys - Blake Llewellyn

- No concerns at this time

Fire Safety - Wesley Gurney

- Discussion involved use of grant money to clear the brush back on the non-Aspen Hills part of the road between the two South gates
- Discussion involved the clearing of brush overgrowth on the road up to the old North Gate
 - It was determined that the brush was not invading that road yet
- On 9.30.17, at noon, there will be a meeting with Thomas Peterson from the Fire Department with the intent to understand how best to support the various associations

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

- Brian has accepted this area of responsibility going forward.

Next Board Meeting:

Date & Time: October 30, 2017 6:30PM

Place: American Fork Library

****the agenda of this meeting will consist solely for discussing CC&Rs.****

Motion to adjourn: Darren

Seconded: Deb

Voting: unanimous

Meeting Adjourned: 8:28PM