

**ASPEN HILLS OWNERS ASSOCIATION  
BOARD OF TRUSTEES MEETING MINUTES  
January 24, 2011**

Notice of meeting: Letter and e-mail

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

Board members present: Ray Winn, Cecil Harrison, Kirk Peery, Dave Rose, Scott Elder, Harold Weir,  
Kent Player, Danny Nelson, Dave Johnson

Minutes taken by: Judy Player, Secretary

**Kent Player – Conducting**

Meeting began at 6:30 p.m.

**Welcome to everyone.** The deep snow has necessitated more snow plowing for those who pay for the service. The original fees have been depleted.

**Minutes of the September 27<sup>th</sup> meeting was distributed and read.**

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

*Seconded: Kirk Peery*

*Voting: Unanimous*

*Motion carries*

**Annual Meeting** – A discussion about the 2011 Annual Meeting was held. Judy Player presented information about the newly remodeled Fairview Peterson Dance Hall that is available for large group meetings.

*A motion to schedule the Annual Meeting at the Fairview Peterson Dance on Saturday, June 11<sup>th</sup> was made by Dave Rose*

*Seconded by Harold Weir*

*Voting: Unanimous*

Board Members who are up for re-election are Kirk Peery, Harold Weir and Dave Rose. All three are willing to serve for another 3-year term. A request for nominations from other candidates will be announced in the Spring Newsletter.

**Reports**

**Budget** – Kent Player presented the 2011 budget. A discussion followed. The numbers needed to complete the proposed budget are not yet available. It was decided that a finalized budget will be done at the next meeting.

A review of finances for 2010 was presented by Ray Winn, treasurer, using final statements from all financial accounts.

*A motion to accept the financial review was given by Cecil Harrison*

*Seconded by Danny Nelson*

*Voting: Unanimous*

*Motion carries*

**Other information by Kent** – The AHOA attorney is preparing a legal filing of trespass against the sheep owner.

Hilltop Ventures has done a reorganization of Canyon Estates holdings. All Canyon Estates holdings are now called Hilltop Ventures.

**Website** – Harold Weir reported that he is making changes for web services. It will be in a Wordpress format. The website will look differently but will contain the same information and log-on. He plans to put FAQ's information for members on how to obtain keys, new owner packets, etc .

**Newsletter** – Cecil Harrison would like all newsletter articles by April 18th. He will mail the newsletter by the first week of May so that the information of the early-date Annual Meeting will be announced. He will place a reminder for the photo contest so that they can be judged and ready to present at the Annual Meeting.

**Thistle control and Road Signs** – Kirk Peery has contacted the Forest Service to confirm they plan to spray thistles within the subdivision three times this year. He will designate the areas to be sprayed.

Kirk reported that he is ready to order the road signs and posts. Dave Rose and Kirk will set the road post-bases in the spring. Placement of the signs and posts will be done at the annual Community Pride Day scheduled on Saturday, June 25<sup>th</sup>.

At the annual meeting, Kirk will offer to sell property signs (number and/or names) that match the new road signs to Aspen Hills owners who wish to order them.

**Water and Roads** – Dave Johnson reported that he has contacted the lot owners adjacent to our existing water tank lot to offer to buy their lots for an additional water tank placement. A 5000 gallon water tank has been donated to Aspen Hills and will be placed as an over-flow water source to the existing tank.

*Motion to give Dave Johnson the authority to offer to buy lots 1053 & 1054 to be used to place the 2<sup>nd</sup> water tank was made by Danny Nelson*

*2<sup>nd</sup> by Scott Elder*

*Voting: Unanimous*

Dave has placed a gate at the end of South Fork road near the Johnson property. A turn-around will be placed near the gate as well as “gate closed” signs.

Dave discussed which roads will receive improvements this year. The main roads will be graded as soon as weather permits.

**Legal** – Ray Winn reported that legal action against the Hightower property and other ??? have been placed

He stated that the lots receiving reduced rates will be charged full dues when the roads to them are improved.

**Environmental** – Scott Elder reported that Jackie Johnson has taken calls and managed the winter travel this year. Because of the heavy snow fall, \$3,250.00 has been used already for this winter snow plowing. Last year \$3,085.00 was used. He said that Jackie will not be able to manage the winter travel next year. Kirk Peery said he will be willing to manage it next year.

Scott said that the family owning the Sanders cabin has been cleaning the lot.

The brush pile has been burned.

**Fire** – Danny Nelson reported that we did not receive the \$100,000 grant money he had applied for. He is hopeful we can get a different grant for \$50,000 that would be used for the new water tank costs and road fire breaks.

**Security** – Dave Rose reported that his computer went down last fall during the hunting season and he was unable to get the gate reprogrammed for several weeks.

It was suggested to Dave that he should get a computer dedicated for the gate programming only. Kirk Peery has a computer he will donate for this use. Dave will report next meeting on progress in setting up the dedicated computer.

Dave is developing a plan to fence and cable by the Lake Fork gate to discourage trespassing around the gate.

Dave reported that people are using the posted emergency phone numbers that are attached to the gates.

The next Board meeting will be Monday, April 18<sup>th</sup> at 6:30 p.m. at Players.

*Motion to adjourn by Dave Rose  
Seconded by Cecil Harrison  
Voting Unanimous*

**Meeting adjourned at 9:25 p.m.**

Minutes approved 04/18/2011