

**ASPEN HILLS OWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING MINUTES
September 28, 2009**

Notice of meeting: Letter and e-mail

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

Board members present: Ray Winn, Scott Elder, Danny Nelson, Cecil Harrison, Dave Rose, Harold Weir,
Brian Clifton, Kent Player

Board member excused:

Committee member present: Dave Johnson

Minutes taken by: Judy Player, Secretary

Meeting called to order by Kent Player at 6:30 p.m.

Kent Player – Conducting

Welcome to everyone present.

A letter from Woodrow Knaub giving his resignation from the AHOA Board was read to the board. Discussion about filling the empty place on the Board was done. It was stated that Randy Argyle, who unsuccessfully ran for the board at the summer annual meeting, has other commitments and is not interested at this time. The Board expressed appreciation to Woody for his service.

Motion was made proposing that a replacement for Woody's remaining term of one year be voted upon at the 2010 annual meeting was made by Dave Rose

Seconded: Danny Nelson

Voting: Unanimous

Motion carries

Sheep are being grazed on Canyon Estates' land above Aspen Hills. Signs have been posted to photograph sheep on Aspen Hills. Kent spoke to Neil Jorgenson last week and reminded him that the sheep are not welcome on Aspen Hills property.

Kent spoke to Lynn Stratford, Canyon Estates, about the non-functioning Birch Creek Gate. Kent read a letter from Lynn stating that the gate and surrounding area will be repaired.

Minutes of the April Board Meeting and the Annual June meeting were distributed and read.

Motion to accept both minutes as written: Danny Nelson

Seconded: Cecil Harrison

Voting: Unanimous

Motion carries

Environmental – Scott distributed a copy of a proposal for snow removal submitted by Blaine Houberg. Discussion of snow removal was done.

Motion made by Scott Elder to accept the proposal submitted by Scott be accepted; that is that individual lot owners will pay for snow plowing to the tennis courts and to Lodge Drive.

Seconded: Brian Clifton and Dave Rose

Voting: Unanimous

Motion carries

Scott will contact Loren Berry to get written permission to burn the old warming hut.

Dave Johnson reported on development within the subdivision.

Legal & Financial – Ray reported that foreclosures on the Hightower lots and two other lots are proceeding. He also gave a report about the finances of AHOA.

Ray reported that there is \$57,405.89 in the Money Market account, \$24,700.72 in savings and \$1,299.02 in checking.

Kent reviewed the 2009 Budget Report to date.

Fire -- Danny reported that the burn piles will be pushed into piles to be burned before winter and that written approval from Canyon Estates is needed before the warming hut can be burned.

Water – Danny will turn the water at the faucet off by November 1st.

Security – Dave reported that he will give Sanpete county emergency services 3 keys for the gates. He will have a break-out fence placed beside Sherriff's gate when the electric gate is functioning. He will post contact names and phone numbers beside all the gates in case of gate malfunctioning. Dave will be forming a security committee to help with security throughout the subdivision.

Roads – Brian reported on the condition of the roads. It was discussed that the end of road/circles on some of the roads need to be graveled. It was also discussed that there are several roads in platted areas that were never cut by the developer. The lots in those areas are paying reduced annual dues because they cannot drive to their lots. The roads will aide fire suppression.

Motion was made by Danny Nelson that we hire a surveyor to mark the unfinished roads, and that they be cut and graveled.

Seconded: Dave Rose

Voting: Unanimous

Motion carries

The Board recognizes and appreciates the work Dave Johnson and Kim Jarrett have done throughout the subdivision cleaning ditches and culverts.

Website – Harold plans to make a community message board on the website.

Newsletter – Cecil plans to mail the newsletter by October 16th so all articles need to be submitted. The 2010 photo contest will be announced in the spring newsletter.

The next Board meeting is scheduled for Monday, January 18th at 6:30 p.m. at the Players.

Motion to adjourn by Harold Weir

Seconded by Danny Nelson

Voting Unanimous

Meeting adjourned at 9:11 p.m

(Approved January 18, 2010)