

**ASPEN HILLS OWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING MINUTES
September 30, 2008**

Notice of meeting: Letter and e-mail

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

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

Board member excused: Ray Winn

Committee Member present: Blaine Houberg

Visitor present: Scott Elder

Minutes taken by: Judy Player, Secretary

Meeting called to order by Kent Player at 6:38 p.m.

Kent Player – Conducting

Welcome to Board members, committee member, Blaine Houberg, and visitor, Scott Elder

Minutes of Board meeting held on April 14, 2008 distributed and read.

Motion to accept minutes: Danny Nelson

Seconded: Woodrow Knaub

Voting: Unanimous

Motion carries

Minutes of Annual Meeting held on July 21, 2008 distributed and read.

Motion to accept minutes: Brian Clifton

Seconded: Cecil Harrison

Voting: Unanimous

Motion carries

Roads – Brian Clifton

Winter travel – Scott Elder. Scott presented the plan his committee proposes for winter road grading. Scott and his committee will be responsible for managing the winter roads. He proposes that the Aspen Hills owners who wish to drive on plowed roads will pay \$150.00. This fee will pay for plowing Lake Fork Drive up to the tennis courts and for repairing any road damage in the spring. A discussion was held and it was decided that a winter padlock will be used on the Lake Fork gate and the key distributed to those who pay the fee. A different lock and key will be placed on the gate in the spring. Lake Fork Drive will be the only road graded. Any others plowed and that causes road damage will be held responsible for repairs. Communication about the road closure will be made by placing a sign on the gate, and placing information on the website and in the newsletter.

A motion was made by Brian Clifton that we accept Scott Elder's proposal and seek our attorney's opinion about locking the gate for winter use and giving keys only to those that pay the winter fee.

Seconded by Harold Weir

Voting: Unanimous

Motion carries

Brian reported that fall road grading and graveling has been started and will continue until the budgeted money is used. Brian has replaced some of the missing and damaged road signs and will continue replacing others.

Legal – Blaine Houberg and Kent Player. Blaine discussed that 2nd billings have been sent to an owner of 51 lots. They have 90 days to pay before liens will be placed on the property. Proceedings to place the lots on auction will be started.

Kent discussed that research is being done to determine road easements.

Surveying of roads should be about completed so the Protective Covenants can be recorded with the county.

Environmental – Dave and Kim Jarrett moved the old abandoned cement culvert on Aspen Loop to the gate on lower Park Drive to block traffic bypassing the gate. Dave is also looking for someone to haul away the old abandoned IFA tank on Aspen Loop.

Financial – Kent presented the budget report prepared by Ray to date. There has been an additional \$20,000 made available to the budget because of aggressive dues collection and sales of delinquent property. It was agreed to apply the additional money to Lake Fork Drive improvements.

Fire – Danny hopes to get the brush pile burned after the first snowfall. It has become very large.

Water – Woody reported on the Community Pride Day held on September 20th. Brush was trimmed along Edgewood to Juniper and then down Juniper. A chipper was used on Saturday and Kim and Jill Jarrett hauled the remaining trimming piles to the brush pile. Thirty-five people helped and worked 143 hours on behalf of Aspen Hills. Woody expressed appreciation to everyone who participated.

Woody is looking for a water source for the west side of the subdivision and hopes to have it ready for use next year.

Security – Dave reported on progress in installing the new south gates. Steve Goebel has completed enlarging the Lake Fork and North Fork gates. It was decided to advertise the new keys in the Fall newsletter, the website and on signs at the gates. The Lake Fork Drive gate will be closed for winter and managed by the winter road committee headed by Scott Elder. In the spring both gates will be locked. North Fork Drive will not be plowed but will be open to snow mobiles. John Sherriff is still waiting for power to be installed for his Gateway gate. He hopes it will be operational by spring.

Website – Harold reported that Steve Beazer's account has now been paid in full. He plans to change the board member email addresses to a website email that will forward to each board member. The 2006 photo contest photos are now posted on the website.

Newsletter – Cecil wants all articles turned in for the Fall Newsletter by October 22nd. The photo contest will be announced also.

The next Board meeting is scheduled for Monday, January 26, 2009 at 6:30 p.m. at the home of Kent and Judy Player.

Motion to adjourn by Cecil Harrison

Seconded by Dave Johnson

Voting: Unanimous

Meeting adjourned at 9:25 p.m