

**Aspen Acres Association
HOA Board Meeting Minutes
September 16, 2024 / 7:00 p.m.**

Attendance:

Brent Andersen	Thomas Waltermann	Dave Bullock
Brenda Wilson	Tawnie Higginson	Pete Kearns
Dave Young	John Higginson	Jay Frye
Dave Clayton	Bev White	Dale
Jeff Luck	Scott White	
Cody Jacobsen	Cathy Barker	

1. Minutes from the previous Board meeting, held August 1, 2024, were read by Brent Andersen. Minutes were unanimously approved.
2. It was proposed that Tawnie Higginson fill the position of Treasurer. Cody Jacobson motioned to accept this proposal, and Dave Young seconded. Motion was unanimously approved.
It was proposed that Brenda Wilson fill the position of Secretary. Dave Young motioned to accept this proposal, and Jeff Luck seconded. Motion was unanimously approved.
3. Property Report
Roads - Work on Seneca will be done next Spring/Summer.
Water - Aqua Engineering will take over the management of our water system. Their contract needs to be signed. It's been a challenge to meet with them recently, but Brent will continue to contact them.
Cistern - there were some issues getting a backhoe up to the cistern, so this project will be rolled over to next year.
4. There has been a request from an adjacent property owner to establish a permanent, legal right of way using the Aspen Acres gate and roads, in order to access his property. The property is located to the south and west of Aspen Acres, along the river, between Aspen Acres and Beaver Springs. He is selling his property and wants to guarantee access in perpetuity for the future buyer. The property owner sent a contract drafted by his attorney which included language granting him a perpetual, non-exclusive easement. The owner offered to pay legal fees to have an attorney look over the contract for us, but it must be an attorney of his attorney's choosing.

Historical reference: the property previously had their own bridge as access from the road across the river; however, their bridge washed out some years ago. The property owners then had access to their property through Beaver Springs, but chose not to use it, as it was more convenient to go through Aspen Acres. As a courtesy, Aspen Acres

has granted them access to our gate and roads for a number of years. Bev White advised that they have not paid dues for at least the past several years, and Pete Kearns commented that they had been getting access to the gate by paying half dues to Aspen Mountain.

Several people expressed that it's fine to continue granting them access on a year to year basis as a courtesy, as long as they pay dues and follow the HOA rules; however, we should not give permanent access forever. Other people felt we should look into it. Cody Jacobsen motioned to accept the property owners offer, and Dave Young seconded it. The decision was made to look into it further by communicating with the attorney the property owner has selected. More information will be forthcoming before a final decision is made.

5. Standing dates for HOA Board meetings. It was decided that the dates for regular Board meetings will be set for the first Wednesday of every other month, beginning in October.
6. Establishment of Work Groups. Brent Andersen put forth the idea to create Work Groups to help with various projects. These groups can include people with specific expertise and/or interest in contributing to ongoing projects. The first work group will be a Water Committee. So far, the volunteers are Scott White and Pete Kearns. If anyone else is interested and willing to help, they are welcome to join. The water committee will explore possible upgrades to the water system, adding more fire hydrants, placing meters at each cabin, adding more valves, etc.
7. Other comments.
 - Bev White pointed out that we should get competitive bids for managing the water system and other projects, in order to compare bids and be able to choose what is best for the Association.
 - Jeff Luck offered to drag the dead deer from River Road, down to the parking lot. He will call DWR and let them know. Several phone calls have been made to the DWR over the past week, but they have not yet come to remove it.
8. Executive Session.

Concern: The culvert which runs parallel to Seneca has become full of silt and other debris. Because of this, the road is washing out in some areas. This is making it difficult for homeowners to drive through the ruts to get to their cabins.

Resolution: Jeff Luck and Thomas Waltermann motioned that it should be the responsibility of the HOA to maintain the integrity of the roads and culverts, whether the culverts cross the road or run parallel to it. Dave Clayton seconded this motion. It was decided that the HOA will repair the culvert and affected areas of Seneca. The timeframe to make these repairs is yet to be decided.

Meeting adjourned at 8:20 p.m.

Next Meeting: Wednesday, October 2, 2024; 7:00 p.m.