

Aspen Acres Association  
Board Meeting Minutes  
February 5, 2025 / 7:00 pm

Attendance:

Brent Andersen  
Jeff Luck  
Tawnie Higginson  
Tom Walterman  
Brenda Wilson  
Dave Young  
Chuck Neve  
Cody Jacobsen  
Dave Clayton  
Larry Finch  
Theresa Westman  
Tom Fairclough

1. Minutes from January Board meeting were approved.
2. Executive Session: Discussion on permanent structures within easements, fences, number of permanent structures allowed on a single lot, loose dogs, livestock, fecal matter from livestock getting into the watershed (health violation). It was decided that the association will defer to the county for regulations and enforcement, until we have updated CC&Rs/Bylaws. It was noted that there is already a rule in place regarding fences, as per the original Aspen Acres Articles of Incorporation/Bylaws. These items can be addressed further when the Board works on the updated CCRs/Bylaws.
3. Emergency Access: Brent is working with the Fire Marshall to see if there's a better system we could implement. As of now, emergency personnel have gate codes, but it seems to cause a delay for them, when they come.
4. Financial Report: Tawnie is working on migrating the books to be online.

Aqua Engineering Bills:

\$9,915 October  
\$5,366 November  
\$2, 954 December

Approximately:

\$102,000 is invested in a CD  
\$95,000 is in savings  
\$56,000 is in checking

5. Water System - Plan for the future

New cistern: it will cost between \$60,000-\$80,000 to replace the cistern. Larry Finch is building a new cabin and he spoke with his excavating crew. While they are up on the mountain, they will help us with excavation for the new cistern. The cost for their services is \$145.00 per hour, including the machine and the operator.

Water Committee: Scott White joined by phone. Our type of cabin community is considered R3. Hydrants should be a maximum of a 500 foot distance apart. As of now, we have 2 functional hydrants. Fire engines carry 500-700 gallons of water onboard; that would be a good start, but not enough to put out a burning structure. Even with hydrants, in the time it takes a fire crew to come from Oakley, a cabin would be gone; their goal would be to protect the surrounding structures. In the future, we may be able to draw upon the help from fire crews and fire engines in other nearby communities through "automatic aid," which is a plan for communities to assist each other when necessary. The new cistern will also help with water preservation in the tanks.

Proposed outline for hydrant installation: At the end of the phased plan, we will have 8 hydrants for 11 roads. Cost of hydrants: \$7,500-\$10,000 each. After hydrants are installed, we can see if the rest of the system needs strengthening through upgrades, such as larger pipes, etc.

Cody put forth a motion to get bids from 3 contractors for 2 hydrants to be installed this year. Dave Young seconded the motion.

6. Policies: Discussion was had regarding a change to the transfer fee, from a flat fee to a percentage. Tom put forth a motion to change the transfer fee to 1.5%, Dave Clayton seconded. Cody put forth a motion to have the transfer fee be 1%, Dave Young seconded. It was decided the transfer fee will now be 1%, effective immediately.

Brief discussion on gate access for the former Zimmerman property. This was tabled until a later date.

Meeting adjourned 8:40 pm