

Aspen Acres Association
Board Meeting Minutes
November 6, 2024 / 7:00 p.m.

Attendance:

Brent Andersen	Dave Clayton
Tom Walterman	Brenda Wilson
Dave Young	Jeff Luck
Tawnie Higginson	Larry Finch
Cyndy Koerber	Scott White
Bruce	Bev White
Charlie Free	Pete Kearns
Amy Zeltinger	Judy Hill

1. Minutes from the last Board Meeting were approved by the Board.
2. Roads: Mike Zeltinger will do the roads this winter. As of now, the roads are groomed as needed, not more than three times per month. A homeowner suggested we have the roads groomed once per month, or at the request of the Board, or if there's really bad snow, in order to save on the cost. The cost to groom the roads is \$875 each time, shared with Aspen Mountain. The Board voted to keep the grooming schedule the same for now.
3. Former Zimmerman property (cabin to the south and west, between Aspen Acres and Beaver Springs, along the river):

3a. The new owners expressed concern that there may be some logs in the river which could cause a log jam during the heavy spring runoff and compromise their private bridge further to the west of the cabin. It was mentioned that Aspen Acres cannot clear the river of something like this, and they would need to contact the DNR. Brenda Wilson was asked to let them know to contact the DNR for any issues with the river.

3b. The new owners want to continue to use our gate to access their property, the same as the previous owners were doing. They are not interested in joining our association, they would just like to pay a fee to have a gate card. The Board discussed continuing to allow them this access as a courtesy, and what the arrangements should be.

Some concerns were:

- We don't know their plans for the property. All they have said is that they are planning to use it as a guest cabin, but this could change.
- We would not be able to control who, how many, or the frequency of guests that would be coming into our community, or if there would be increased traffic, unless it was written into a contract.

- If Aspen Acres ever has an assessment in the future to re-do the roads or repair the gate, etc. they would not be participating in that since they're not interested in becoming a member of our association.
- If they were to do any construction on that property, how would we recoup any wear and tear or damage to our roads and gate from heavy equipment going in and out, etc. Should there be additional fees specific to these types of unknowns?

Some ideas put forth were:

- A flat \$1,000 fee per year, based on a contract which would be renewable each year. (The previous owners have already given them their two gate cards and one fob).
- A code they could use at the keypad, instead of a gate card, (although this option would be easier for them to pass around to multiple people, and require more work for Aspen Acres to manage changing the codes, if that became necessary).

Ideas that were talked about possibly including if we were to have a contract:

- If there were ever an assessment for road or gate repair, they would be included in that.
- An outline of what they would be responsible for in case of any damage to our roads, gate, or property by anyone using their access to our community.
- If they were to do any construction requiring heavy equipment, they would need to let our Board know ahead of time, and there may be an additional fee specifically for the wear and tear on our roads, gates, and any inconvenience or disturbance to the residents of Aspen Acres/Aspen Mountain.
- Traffic through our community would be limited to a reasonable amount typical of a single family cabin.
- Guests and/or employees should use their access only to go to and from their cabin and be respectful of the homeowner's properties within Aspen Acres/Aspen Mountain.
- Aspen Acres/Aspen Mountain would not be liable for any injuries they, their guests, or employees may experience while on our roads or inside Aspen Acres/Aspen Mountain property.

These items are yet to be decided upon and finalized by the Board.

5. A realtor asked if he could purchase a gate card to use when showing cabins to potential clients. It was mentioned that some realtors hide gate cards near their signs or under rocks at the gate, and he felt it would work better if he had one specifically issued to him, as he sells a lot of cabins in the area. As of now, owners selling their property are expected to loan one of their gate cards to their realtor, and the buyer's realtors need to get access to the gate card from the seller's realtor. The Board decided that we won't be issuing gate cards to individual realtors at this time, and they'll need to continue to work with the homeowner to use a gate card. Jeff Luck mentioned he's willing to do a little research regarding realtor access to properties for sale, and

if there's any requirement of the association to grant access. Brent motioned to approve and Jeff seconded. The Board voted to have Jeff look into this.

6. Brent mentioned he hasn't been able to get hold of Chuck Neve regarding his interest to serve on the Board. He will try to contact him again.

7. Burn pile:

7a. Someone has been doing donuts in the parking lot in the area where the burn pile was, causing a mess and requiring some work to clean it up. The Board will try to find out who did that.

7b. 2024 may be the last year to have a burn pile. Alternatives could include a wood chipper, going to the dump, etc. Jeff motioned to look at other options and Dave Clayton seconded the motion. The Board voted to have Jeff look into what other alternatives could be used.

8. There is an upcoming meeting with the Fire Chief at the South Summit Fire Station in Oakley on November 7, 2024, at 7:00 p.m. This meeting is to talk about fire and water, creating a fire barrier around cabins, and to ask him any questions we may have. Everyone is welcome to attend. Brent will try and stream the meeting for anyone unable to attend.

9. Brent asked for approval to pay Aspen Acres bills that were already approved or ongoing contracts, up to \$10,000 without Board approval each time. Dave Young motioned to approve this and Jeff Luck seconded the motion. The Board voted to approve it.

10. Treasurer Report

Brent signed a contract to migrate the financial reports to be online. The Treasurer and the Board will look at the money we have going in and out and make sure it all looks good.

11. Shane Hudson asked for approval to start an Instagram account for Aspen Acres. The Board voted to approve this. The name of the account is @aspenacresassociation, and homeowners are welcome to send photos to be included. There are instructions in the account bio on where to send photos.

12. Dave Clayton asked about a \$6,000 expenditure for valves, and what that was for. It was mentioned the valves were for the water tanks.

13. Next spring we will repair the culvert at the intersection of a homeowner's driveway and the road, as discussed previously. It's too late in the season to do the work this year. We will also talk with Aspen Mountain about needed work to be done on Seneca.

Meeting adjourned at 8:06 p.m.