

Aspen View Homeowners Meeting

Saturday, August 16, 2003

Meeting was called to order at 3:00 p.m.

Present or proxy: Stew Mosberg, Joe Goode, Mark and Peggy Bailey, Stu and Tracy Van Anderson, Kathy Ivester, Les Bowen, Linda Davis, John Bliley, Tom and Becky Sain, Steve Katzman.

The business, both old and new, discussed is not necessarily recorded in the order it was presented.

The minutes from the property owner's meeting last August 17 were approved as read.

A letter was sent in June to the Breckenridge Sanitation Department concerning unsightly waste material dumped on their property and viewable from Davis Court. The response has been it will be removed, however, as of this meeting no action has been taken. We will continue to monitor the situation.

An updated listing of property owners was made available to all in attendance. A list will be sent or emailed to those not at the meeting.

Architectural Review Committee: Tom Sain, Charles Weber, Mark Bailey, Stew Mosberg. Stu Van Anderson was added to the committee.

The association is dealing with non-compliance of dues on lot #1 and #3. A lien placed on Lot #1 and before it can be sold all dues and penalties must be paid to the AVPOA. Our attorney will notify Lot #3 that a similar lien will be placed on the property.

Building continues on Lot #1 and our understanding is that by November 30, 2003 the structure must be fully enclosed so that interior work may continue and all building material waste removed. AVPOA will monitor the course of action from the Town of Blue River on Lot#1 compliance with meeting imposed deadlines. All owners should be aware that a Certificate of Occupancy is granted to any home upon meeting the standards set in the AVPOA by-laws and supercedes the Town of Blue River standards.

Comcast cable has promised Blue River that they will make available to residents an ISDN line for fast internet connections by the end of the summer 2003.

Paving or resurfacing of Davis Court was discussed. The asphalt road will need to be repaired and or seal coated next year. Bid will go out to do so. Property owners should be aware that any damage to the road caused by work being done on their lot is subject to their paying for the road.

The Town of Blue River is planning to asphalt Silverheels Road that currently is gravel and abuts Davis Court. When completed the entrance to Aspen View will be completely asphalt.

Snow plowing and removal: Due to high snow levels this past winter it was noted that damage was done to the "Children at Play" sign and a speed limit sign. Numerous small staked aspen trees on private property were damaged. This was done when a front loader dumped snow deeper into lots. Snow at the end of the cul-de-sac was piled on the parking area for 341 Davis Ct. instead of removed or pushed to common areas. More care by town plows must be made in the future. This issue will be brought up at the next town meeting. It was also noted that the plows were in our subdivision early in the morning before residents left for work.

All executive board members were retained for the 2004.

Slash removal was discussed. An option available to owners is to rent a chipper for a day. To carry out that option individual owners would need to bring their slash to the chipper and then either haul it away or return it as mulch to their property. It seems that for those who need the slash removed it is more feasible to have a service do the chipping and hauling it away. Each owner is responsible for getting his or her slash to the roadside. The budget included removal in this way.

The mailbox issue was address again. The idea met with a favorable response with a vote of 9 to 3 in favor of establishing mail service to the owners. Only those residents who wish to use the boxes may do so. To our knowledge many subdivisions in Blue River have rural delivery. It was decided that the smaller box with 8 individual units and 2 package compartments be erected. The concrete pad will be build with the option of adding another 8 box unit in the future. Linda Davis will check with the Breckenridge post office as to the exact location for the box. Construction will not occur until spring of 2004. The budget for 2004 included the purchase of a larger unit.

Treasurer's report: -----exact number I'll get from Becky and put them in the minutes....

Meeting adjourned at 4 p.m. Indoor picnic started shortly thereafter.

Respectfully submitted,

Linda S. Davis
Secretary
August 16, 2003