

Aspen View Property Owners Association
P.O. Box 5885 Breckenridge, CO 80424

The annual meeting was called to order at 10:35 am on August 14, 2004

Attending: Ron and Donna Foxx, Stew Mosberg, Mark and Peggy Bailey, Linda Davis, Felix Quesada, Tom and Becky Sain

Proxies: Joe and Laura Goode, Bryan McCulley, Les and Sara Bowen, John and Carolyn Bliley, Debra Harris

The 2003 minutes were approved with the following updates: Comcast ISDN service is now available, paving of Silverheels Road to be addressed at town meeting Aug. 17. Laura Russet (Bliley proxy) moved to accept the minutes. Mark Bailey seconded. Motion passed.

The financial report is as follows: Checking---\$6095 Savings---\$5059 Four property owners had not paid dues by today.

Address list was updated to include new emails and phone numbers. They will be sent via email or snail mail.

Old Business:

Four owners participated in the slash removal project in 2003. Blue River has a chipping program, however, homeowners must get their trees to their site. Those wishing to have slash removed again this fall or who want it for the first time must inform Stew immediately.

Mailboxes for the owners were approved at the last meeting. The location of the boxes is being discussed further. Under consideration is in the easement north of Lot 18, easement near Lot 1, and on Silverheels Rd near the utilizes box. The post office must approve the location and snow removal around the box must be maintained for delivery to occur. A number of companies provide post office approved boxes.

Lot 1 owned by the Foxx's no longer has a lien. They explained their position on the building of their home and the prolonged timetable for completion. They expect to complete work and apply for their CO this fall.

Road sealing for Davis Court was completed mid-July by Edwards Paving. Individual property owners wishing to have their driveways resealed paid for them individually during the court sealing. A discount coupon was used to save 15% on the street paving.

Tom Sain replaced and the damaged speed limit and children at play signs.

New Business:

Linda Davis is checking with the National Forest Service on replacing the sign prohibiting ATV's from accessing the forest through the trail north of lot 18. It was noted that many motorized vehicles have used the trail and are damaging the environment.

Jay Nelson from the Red, White, and Blue Fire Department spoke about adding a 4800 gallon cistern for our use. Peggy Bailey will work with Stew Mosberg, fire department, and national forest service to gather the pertinent information to vote on buying, constructing, and placing it.. They will look into a location possibly on forest service land. Water could be supplied by a well or run-off. The possibility exists that if the cistern is built a structural fire could be contained and homeowner insurance rates could drop. At the next meeting a vote could be taken to use our funds to install the cistern. Jay Nelson said the Blue River fire station is now manned

and operates 24/7, currently with 3 people. RWB is working with the town on fire mitigation rules affecting property owners. Becky Sain made the motion and Mark Bailey seconded that we consider the cistern once we have the facts. The motion passed.

Owners of new homes will need to post a bond to cover possible damage caused to Davis Court by construction vehicles while building on their property. The motion was made by Becky Sain and seconded by Mark Bailey. The motion passed

Discussion occurred to look into garbage/recycles pick by the association. Becky Sain will look into the options. AVPOA members are aware that not every property owner resides here and that must be a consideration in any funding decision.

The 2004-2005 budget will be presented for a vote to owners after the fire mitigation committee researches the feasibility of a cistern provides recommendation. The cost for the new cistern is covered by our current funds. It was suggested that our dues should be maintained at \$200 for the upcoming year.

Dawna Foxx made the motion to retain all current officers. Peggy Bailey seconded. Motion passed with the understanding that should Becky and/or Stew sell their property and resign that Stu VanAnderson would step in as President and Linda Davis would take over the duties of Treasurer until the next owners meeting.

Motion to adjourn made by Felix Quesada. Seconded by Mark Bailey. Motion passed. Meeting adjourned at 12:10pm.

Respectfully submitted,

Linda S. Davis
AVPOA Secretary

Addendum 8/21/04

Linda Davis attended the Town of Blue River board meeting on 8/17. Silverheels Road entrance is still probable for the 2004 paving cycle by the town. It was also noted that very few subdivision roads in Blue River are paved. The benefit to Aspen View is the lack of dust and dirt blown into our homes.

The town is in favor of a cistern for fire mitigation in our subdivision. It is up to us to fund it. It is also up to us to follow the proper procedures when applying for building permits. Stew Mosberg is in the process of contacting the Pomeroy's who own the easement we are looking at for the cistern placement. There is also the possibility of placing the subdivision mailbox in the same general vicinity.

Revised 8/30/04