

Aspen View Property Owners Association
P.O. Box 8845 Breckenridge, CO 80424

The annual meeting was called to order at 10:45am on August 13, 2005

Attending:, Mark and Peggy Bailey, Linda Davis, Steve Katzman, Stew Mosberg, and Marla Yetka

Proxies: John and Carolyn Bliley, William and Jayne Cobb, Felix and Susan Quesada, Stu and Tracy Van Anderson (2)

The meeting was called to order and owners present were introduced. Proxies were tallied for voting purposes.

The 2004 minutes were approved. Peggy Bailey moved to approve the minutes and Marla Yetka seconded. Motion passed

The financial report as of 8/5/05: Checking----\$7999.65 Savings/Reserve----Money Market CD---\$5104. Four property owners had not paid dues by the end of the meeting. Late fees could be imposed.

The address list was updated to include new emails and phone numbers. The list will be sent via email or snail mail to property owners.

Old Business:

Four owners participated in the slash removal project in 2004.

Road sealing for Davis Court was completed mid-July by Edwards Paving. No roadwork is projected for 2005.

The speed limit sign was returned to Pete Turner and we will try and have it posted before winter.

Mark Bailey conducted fire mitigation cistern research.

The road escrow account approval is in place, however, the paperwork needs to be prepared by an attorney and submitted to the county before new owners wishing to build post \$5000 to cover road damage while building.

Architectural review board consists of Mark Bailey, Stew Mosberg, and Stu Van Anderson

New Business:

Peggy Bailey will check again with the National Park Service about posting a sign or two prohibiting motorized vehicles at the trailhead near lot 18. It has been noted that on numerous occasions SUVs, ATVs, and motorcycles have been on the trails. Ecological damage to the environment is occurring.

A new PO Box was established for the specific use of AVPOA and is #8845. It is located in the auxiliary post office near City Market.

Mark Bailey reported that a fire cistern would most likely cost \$6000 for the structure. This did not include the cost of installation. It was noted that the Red, White and Blue Fire Department now has a manned station 24/7 in Blue River and the response time could be approximately 2 minutes to Aspen View. Mr. Pomeroy who owns the land where a cistern would be placed has agreed in principle to the use of his land for that purpose. The discussion was then tabled for a future date.

Linda Davis is getting estimates on beautifying the entrance to the subdivision near our wooden sign. She will call local landscapers.

A slash removal project was suggested again for this year. Stew Mosberg will check into cost and dates with property owners being notified immediately of the dates, if approved. Linda Davis made the motion to proceed with slash removal again this year. Steve Katzman seconded. Motion passed.

Snow plowing of Davis Court continues to have some trouble spots. Stew Mosberg brought up the damage from last winter on the driveway of Lot 10. He shared the photos. Linda Davis also shared the experience again with snow being piled on her parking area. Stew said the town seemed to act on complaints of plowing in driveways by having a second plow clear the entrances.

The current Money Market CD expires the August 23, 2005. Stew suggested we invest in a 6 month CD drawing 3.2%. Peggy Bailey made the motion and Marla Yetka approved. Motion passed.

Stew suggested that we reduce our dues to \$100. We have no major expenditures for 2005-2006 and we have enough reserve for an emergency. Peggy Bailey moved to reduce the dues. Marla Yetka seconded. Motion carried.

Linda Davis will attend the next town meeting and ask about the road paving at the entrance to Davis Court from Silverheels Road. She will also ask about the town's requirement on distance of trees near houses. If the trees pose a fire danger who is responsible to measure and mark trees for removal.

Steve Katzman moved that the following people be elected to office for the 2005-2006 year: Stew Mosberg: President, Mark Bailey; vice-president, Marla Yetka; treasurer, Linda Davis; Secretary. Peggy Bailey seconded the motion. Motion passed.

Motion to adjourn made by Peggy Bailey. Seconded by Mark Bailey. Motion passed. Meeting adjourned at 12:25pm.

Respectfully submitted,

Linda S. Davis
AVPOA Secretary