

# **ASPEN VIEW PROPERTY OWNERS ASSOCIATION**

## **Minutes of the 2017 Annual Meeting of the Owners**

**SUNDAY, AUGUST 6, 2017**

**9:30 a.m. – Coffee and Pastries**

**10:00 – Meeting Begins**

**BLUE RIVER TOWN HALL**

**0110 Whispering Pines Circle, Blue River 80424**

*Please note: The following Order of Business is required by AVPOA Bylaws Section 3.8*

- I.
  - a. Roll Call
    - i. Owners Present: Lot 2 – Kyle Hall, Lot 3 -Julie Matheson, Lot 4 – Bob & Betsy Widner, Lot 5 – Carol Rockne, Lot – 8 Greg Shoops, Lot 11 – Linda Davis, Lot 12 – Nancy VanBroekhoven, Lot 15 – Christine Armitrage, Lot 16 – Chris Pelenis & Taylor Hanslik (for Jim & Chris Hanslik), and Lot 18 – Jon Howe (Total 10)
    - ii. Announcement of Proxies: Lot 6 – Bill & Sharon Privett, Lot 7 - Michael & Sandy Bogdan, Lot 9 - David & Marta Goffredo, Lot 10 – Kevin Kunz, Lot 13 Steve Katzman/Travis & Melody Beck, Lot 14 – Mardi Zimring, Lot 17 – Scott Charter & Heather Hawker (Total 7)
    - iii. Not present/No Proxy: Lot 1 – Todd Proffit
  - b. Determination of Quorum (50% or more of all Lot Owners by attendance or proxy)
    - i. Quorum declared.
- II. Proof of Notice of Meeting
  - a. Proof of meeting reviewed and verified by Bob Widner
- III. Reading of Minutes of 2016 Meeting
  - a. Approval of 2016 Minutes - Motion to approve 2016 Minutes by Jon Howe, Second by Linda Davis. Motion passed.
- IV. Reports
  - a. Special Guest: Michelle Eddy, Town Administrator, Town of Blue River discussed the following:
    - i. Presented the architectural renderings of the new improved sewer plant site located adjacent to Aspen View.
    - ii. Email Blue River with trash and other non-emergency concerns. To contact the Marshall, call Summit County dispatch.
    - iii. Reminded Aspen View property owners to get Tarn stickers.
    - iv. Informed property owners that the Blue River Ambulance Service will be discontinued 12/31/2017.

- v. Homeowners need to obtain a fire pit permit from RWB for their home fire pits. The permit goes with the property and not the registrant.
- vi. CDOT is evaluating a safety plan and maintenance for 2018.
- vii. Tarn – Repairs to take place over the next four years, level of Tarn is expected to stay a current level until repairs are completed. There is a need to “fish out” the rainbow trout population to rid the tarn of an infestation of Gill Lice.

V. Election of Members of the Three Members on the Executive Board.

- i. Board members nominated and motion made by Nancy VanBroekhoven and seconded by Linda Davis to elect the Three Members of the Executive Board. Motion passed by voice vote.

Members elected are as follows: Bob Widner Carrie Gascoigne, and Julie Matheson.

The owners discussed the addition of another board member given that the current board was comprised of non-full-time resident owners. The owners proposed, and then approved unanimously, the addition of Christine Armitage and a fourth board member.

VI. Ratification of Budget

- a. Budget was reviewed by Julie Matheson and Bob Widner. Motion to ratify budget by Linda Davis, Second by Greg Shopps. Motion passed by voice vote.

VII. Unfinished Business

a. Entry Feature Upgrade Status (Linda Davis from 2016)

- i. Linda Davis reported that she had consulted with a landscape firm and had received a quote for approximately \$2,500 to make improvements to the landscaping at the entrance of Aspen View.

Discussion was held and a motion was made to move forward with spending not to exceed \$2,000 on improvements to the front entrance of Aspen View (Improvements). Improvements contingent on receiving necessary approvals from the town of Blue River. Improvements also anticipate the incorporation of roots and boulders located on various Aspen View owner’s property; permission from property owners to remove items will need to be granted before items are removed.

Motion to make Improvements with spending not to exceed \$2,000 was made by Carol Rockne and seconded by Linda Davis. Motion passed by voice vote.

- b. Continued discussion of potential to transfer ownership and maintenance of Davis Court to Town of Blue River.
  - i. Discussion ensued on the benefits and probability of transferring of Davis Court to the Town of Blue River. At this time no action will be taken.

## VII. New Business

- a) Amendment of Bylaws Concerning *Executive Board* Power to Adopt Rules & Regulations (Bylaws Section 2.2)
  - i. Motion to amend Bylaws Section 2.2 made by Christine Armitage and seconded by Nancy VanBroekhoven. Motion passed by voice vote.
- b) Amendment of Declaration Concerning *Owners' Power* to Adopt Rules and Regulations (Declaration Section 4.1)
  - i. Motion to amend Bylaws Section 4.1 made by Christine Armitage and seconded by Carol Rockne. Motion passed by voice vote.
- c) Amendment of Bylaws to Require Owner Consent for Certain Bylaw Amendments (Bylaws Section 9.1)
  - i. Motion to amend Bylaws Section 9.1 made by Christine Armitage and seconded by Carol Rockne. Motion passed by voice vote.
- d) Amendment of Declaration Concerning Percentage Vote Requirement (Declaration 14.1)
  - i. Motion to amend Bylaws Section 14.1 made by Carol Rockne and seconded by Christine Armitage. Motion passed by voice vote.
- e) Amendment of 2006 AVPOA Resolution Concerning the Due Date for Annual Assessments and the Manner of Submitting Payments (2006 AVPOA Resolution Section VI(A)(2) & (3))
  - i. Motion to amend 2006 AVPOA Resolution Section VI(A)(2) & (3) made by Nancy VanBroekhoven and seconded by Kyle Hall. Motion passed by voice vote.

## IX. Future Business Issues for 2018

- a. Davis Court Maintenance in 2018

- i. Discussion on timing of road repairs and resurfacing were discussed. Decision was made to contact new owners of Lot 13 to determine construction/grading work timeframe to optimally time road repairs if possible. Estimated cost of \$7,000 to \$8,000. Board to review plan and communicate to owners.

b. All Other Issues Raised by Owners

- i. Need to update Aspen View website with new bylaws and current owner contact information.

Meeting was Adjourned at approximately 11:45 AM MST.