

ASPEN VIEW PROPERTY OWNERS ASSOCIATION

Minutes of the 2018 Annual Meeting of the Owners

SUNDAY, AUGUST 5, 2018 – 10:00 AM
BLUE RIVER TOWN HALL
0110 Whispering Pines Circle, Blue River 80424

Roll Call

Owners Present: Lot 3 – Julie Matheson, Lot 4 – Bob and Betsy Widner, Lot 7 – Mike and Sandy Bogdan, Lot 8 – Greg Shoops, Lot 11 – Linda Davis, Lot 13, Travis and Melany Beck, Lot 15 – Christine Armitage.

Announcement of Proxies: Lot 2 – Stephen and Kyle Hall, Lot 6 – Bill and Sharon Privett, Lot 10 – Kevin Kunz, Lot 12 – Nancy VanBroekhoven, Lot 14 - Mardi Zimring, Lot 16 – Jim and Chris Hanslik, Lot 17 – Scott Charter and Heather Hawker, Lot 18 – Carolyn Gascoigne and Jon Howe.

Not present/ No proxy: Lot 1 – Colorado Group, Lot 5 – Steven and Carol Rockne, Lot 9 - Vince Easevoli and Cyndi Pass.

Determination of quorum (50% of all lot owners by attendance or proxy). Quorum is declared.

Proof of Notice of Meeting

Proof of meeting was sent to all lot owners with follow up reminders.

Reading of Minutes of 2017 Meeting

Approval of 2017 Minutes – Motion to approve 2017 minutes by Mike Bogdan with second by Christine Armitage. Motion passed unanimously.

Reports

Special guest is Michelle Eddy, Town Administrator, Town of Blue River.

The Town of Blue River now has 5 full time employees and has recently added another Town Marshall as well as assistant for the Town administrator. The Town has recently completed its addition and remodeling of town hall.

The Town has ended its agreement with summit county Sheriff's office and now has 2 full time officers and is developing a reserve officers program.

Short term rentals continue to be a hot topic for the Town. An inventory was done to determine the number of short term rentals in Blue River and a successful effort has been made to bring all of these rentals up to compliance. There are currently 130 short term rentals in Blue River with 4 in Aspen View. All short-term rentals in Aspen View are up to compliance. The Town is expected to exceed its \$120,000 budgeted revenue from short term rentals this year. Short term rental regulations will be a topic for the Town Board members during their annual retreat and the Town is looking to adopt consistent regulation with the rest of Summit County. One possible

consideration is to complete a safety inspection of any short-term rental before the business license is approved.

The Towns Capital improvement plan is continuing and potential projects have been identified. The Board is now working to develop the process and the plan. Public hearing will soon be taking place and the goal is to adopt the plan by January 2019.

The Town has installed 17 cisterns and has identified 5 more locations for additional cisterns. The goal is to eventually have 30 cisterns in Blue River.

The Town has improved its fire rating with the addition of the cisterns and its slash pick up program but will continue to work to become a fire wise community.

The Town of Breckenridge has begun the building of the new water plant which is expected to take 2 years to complete. As soon as the new water plant is completed then work on the Tarn and the dam which is in great need of repair can begin. The Town of Breckenridge which owns the dam as well as the water is responsible for keeping the water level to reduce the pressure on the spillway. It is going to cost approximately 30 million dollars to be paid by Breckenridge to fix the dam. Summit County will begin a program this fall to educate owners of the dangers of the dam and the issues it presents.

A Stage 2 fire ban is still in effect and may be in effect till the end of the summer. No open flames, wood burning or fireworks are allowed but propane fire pits are allowed. If you do have a propane fire pit the Town is asking that you have a permit from the Town.

The Summit County chipping program got behind schedule but will still be back in Blue River in August to pick up slash.

Please sign up on the Town of Blue River website to stay current on events, news and important information regarding the Town.

Election of Members of the Executive Board.

A motion was made by Linda Davis and seconded by Mike Bogdan to reelect the members of the Executive Board. Motion passed unanimously.

Members elected are Bob Widner, Carrie Gascoigne, Julie Matheson and Christine Armitage.

Ratification of budget.

Budget was reviewed by Treasurer Julie Matheson. Motion to ratify budget by Christine Armitage, second by Sandy Bodgan. Motion passed unanimously.

It was clarified that all POA dues need to be paid by October 1st or that property owner will be considered delinquent.

Unfinished Business – None

New Business – Davis Court Repair and Resurfacing

There was a discussion of the fact that Davis Court needs to be crack repaired and resurfaced. Several estimates have already been obtained by local companies and both recommend that

the work be done next spring once Lot 13 is finished with the building of their new home. Both companies will also provide the homeowners the opportunity to resurface their driveways at their expense. The Board will get more details from each company regarding the products and process used as well as investigate references. Michelle Eddy also provided the name of Edwards Asphalt which has done work for the Town of Blue River. A motion was made to allow the Board to proceed with the resurfacing in the spring or early summer after further review of estimates and research as long as the cost is within budget. Motion was made by Julie Matheson and seconded by Christine Armitage. Motion passed unanimously.

Future Business Issues

There was a discussion of the traffic issues on Davis Court which consist of cars driving up and down the road and sometimes parking in the cul-de-sac for periods of time. Suggestions including getting a private road sign posted as well as replacing the No Motorized Vehicles sign on the Fredonia trailhead. Michelle indicated that the Town has recently completed a review of their signs and will work with us to improve our signage.