

ASPEN SPRINGS METROPOLITAN DISTRICT
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A regular meeting of the Board of Directors, Aspen Springs Metropolitan District was convened on August 11th, 2026 at 6:00 p.m. at the Aspen Springs Metropolitan District building located at 216 Metro Drive in Unit 5 Aspen Springs Subdivision. Elected board members Eric Davidson, Kelly Evans, Chris DeVries, Eric Freudenberger, appointee Pam Wallis, as well as one employee. In addition Steph from Wildfire Adaptive was present, and 2 homeowners

Call to Order

Meeting was called to order at 18:01 by Eric Davidson.

Approval of previous minutes

- June and July's minutes were approved following the amended change of July's minutes changing "8 miles per year, to 4 miles per year" in regards to gravel budget allowance.
 - **Motion:** Pam, 2nd Chris, passed unanimous

Public Works

- **Ryan:** Inquiring about bridge inspections
 - **Eric D:** There is a new county bridge guy and he is gathering information for the State Registry.
- **Ryan:** Saw CDoT on Turkey Lane, and the issue (pothole near apron discussed last month) should be remedied by tomorrow.
- **Pam:** Sent notices to problem people on Cat Creek about road Right of Way. Both seemed eager to comply, but request longer than the 30 days given
 - The ditch by the lumbermill has also been cleaned up
- **Pam:** The county commissioners are in agreement for the Indianland Road restrictions and are moving forward in the acquisition of gates and signage proposal
 - Prices for heavy duty gates is \$1,800 for 2
 - They want to try a heavy duty chain first
 - County would pay for expenses
 - Sheriff office would be responsible for opening and closing the gate, but we can close for maintenance purposes
 - **Chris:** The gate is closed for winter storms?
 - Yes
 - **Pam:** They can't enforce the weight limit, but can enforce delivery vehicles, and size restrictions
- **Eric D:** We were planning on doing road widening on Westview, what is the status
 - **Ryan:** It still has not been surveyed.

- **Kelly:** Ideally the county surveyor would do it, being a county road.
- **Ryan:** The air compressor finally is unfixable, replacement is 5-6k.
 - **Kelly:** Not really another option, but to replace it.

Treasurer's Report

- **Kelly:** Similar to where we stood last month. Good on income, high on expenses, but loaded up on road supplies. Not showing all gravel expenses (17,600+) High on vehicle/equipment repair, but money moving over not reflected.
 - New employee starting Monday (Chris Walden) which we will have to incorporate into the budget.
 - **Ryan:** We also need to get him added into the liability insurance.
- **Kelly:** HUTF funds continue to look really good
 - **Pam:** Inquires if we can get any more from all the new electric car ports installed in town.
- **Motion** to approve the Treasurer's Report: Pam, 2nd Chris, passed unanimously.

July	2026		
Total Funds (Beginning):	\$246,946	Total Funds (Ending):	\$369,925
	YTD (\$)	% of Budget	
Total Income	572,074	81	
Property tax income	416,056	87	
Water Depot Income	13,135	66	
HUTF income	116,582	77	
Total Expenses	449,095	66	
Primary/Major expenses for the month:	Desert Mountain Corp	6,396	
	Brennan Oil	2,280	
	Trinity Land Consultants	1,656	

Well

- **Pam:** Ryan has been there calibrating a lot, the extra check valve seems to have caused inconsistency.
 - **Eric D:** Reports receiving more than he did a month ago
- **Kelly:** Backflow prevention device may be causing delay in water output and timer correspondence.
- **Eric D:** Regardless, we need to shoot for the board approved amount of 1 cent per gallon (or on the higher side), and if it is slightly off they are getting a great deal, so we shouldn't stress to much

Park/Wildfire Adapted

- **Kelly:** We lost the awning above the playground in recent weather event
 - **Ryan:** The condition of the awning is not great, and it wouldn't be ideal to replace and install a new one, if we take it down before winter
 - **Kelly:** We should keep it down for the remainder of the year
- **Steph:** The documentary "Beyond the Embers" by Christi Bode (available on youtube) is released and she would like to do a premier out in Aspen Springs at the Metro Building.

- -maybe we can post signs, and on web sources. We would need a big screen tv, or projector to show, and need to figure out some logistics if it is possible.-
- Link will be posted to website, and shared with board members to help spread.

Review SDA Calendar

- **Eric D:** Amended budget is due in October.
 - How much does Chris need to add to the amended budget?
 - **Kelly:** The biggest chunk will be for new employees
 - -To prepare estimates of new costs needed for the amended budget (including new employee, air compressor, etc...)-

Budget /Election

- **Chris: (budget):** Should get estimate on cost of new motor grader
- **Eric D:** Reviewed guidelines of general cost vs repair guidelines for deciding when to buy new, and when to repair, and discussed warranty expectations.

Old Business

- **Eric D:** (Status of Oak Hills Mediation): Oak Hill board members are in disagreement on how they want to accommodate ASMD for road compensation, and holding up the process.

New Business

- **Ryan:** The masticator and equipment/ funds for the grants we are looking for wildfire mitigation has 3 main grants available. (Looking for 336,000)
 - 1: through state from USFS that will cover 50-75% of costs, and application may be passed on to 2: the Federal one that covers 75-100% of costs, and 3: from the Department of Natural Resources.
 - The funds for the federal one would not be available until September 2028, and the deadline for the State one is due by Oct. 8, 2026
 - **Kelly:** Working on getting access to the website application logins, and waiting for approvals needed to continue application process.
 - **Eric D:** To highlight, the goal of this grant is that no extra funds will be used in the process to accomplish this project. (15ft roadway corridor per side with 14.5 ft high in correspondence to State Recommendations/Guidelines for fire spread prevention)
- **Eric D:** Who wants to be on a sub committee so we can accomplish the grant application requirements by the deadline?
 - Ted and Steph willing to help Ryan and Kelly gather requests needed.
 - **Eric D:** There is a meeting tomorrow at The Springs Resort, and another the following day on Lewis street for a comprehensive plan meeting for the county

that most people we need to contact for the grant application will be at, and may be a good time to speak with/ put on radar.

- **Ryan:** We need to put a public notice out on homeowner culvert care requirements. Homeowners are responsible for the drainage of their culverts, and a pathway will be cut in if it is not draining properly (creates large bump/dip into driveway)
- **Eric D:** There is a new meal delivery program in Aspen Springs currently working in unit 1 and unit 2. (through the senior center) They deliver food to homes of elderly/ mobility limited homes serving over 20 homes already. The current budget allows them to operate at least through November.

Property Owner Concerns

- No new information

Lot Consolidation

- No New Information

Meeting adjourned at 19:40 by Eric Davidson