

ASPEN SPRINGS METROPOLITAN DISTRICT

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A regular meeting of the Board of Directors, Aspen Springs Metropolitan District was convened on February 13th, 2024 at 6:00 p.m. at the Aspen Springs Metropolitan District building located on Metro Drive in Unit 5 Aspen Springs Subdivision. Elected board members Kenneth Barber, Pam Wallis, Eric Davidson, & appointee Chris DeVries were in attendance and Kelly Evans attended via conference call. Two employees attended. Three property owners from Oak Hills Ranches HOA attended.

Call to Order

Meeting was called to order at 17:59 by Kenneth Barber

Approval of previous Minutes

- January's minutes were approved. – **Motion**: Kelly, 2nd: Chris, Passed unanimous

Public Works

- Carey was not able to attend due to illness. Ryan took his place for updating the board
- We are grading now – about a month earlier than planned. There are many valid concerns about potholes, but the roads cannot be turned until the moisture disappears from the surface. Otherwise, if the moisture is turned under and not allowed to completely dry, the next moisture event will result in a majority of the gravel getting washed into the ditch.
- With the additional revenue this year, Kenneth stated we will purchase more gravel and try to get all roads up-to-date on their surface needs.
- Eric received notice of an intent to dig a trench across Echo Lane this spring for getting LPEA power to a new construction. The party has been given Carey's contact info to coordinate his (or designee) presence at the excavation and have the ability to assist or direct the restoration activities.
- Apparently some Archuleta County personnel are still asking Carey to mount a road sign off of Deer Trail at the Baptist church. The board has collectively and respectfully asked the powers-that-be to again, pound sand and abide by the road agreement signed on 19 December by the BOC Chair. "A road must be constructed to Archuleta County written standards before an official road designation can exist, at which point ASMD can take over maintenance using HUTF monies generated by the road's final length/width."

Treasurer's Report

- Kelly was not able to present last month's financial data as the transition to a new accounting firm has run into a few snags (see below):

January	2024		
Total Cash Assets: TBD		Total Assets: TBD	
	MTD (\$)	YTD (\$)	% of Budget
Total Income	TBD	TBD	TBD
Property tax income		TBD	TBD
Water Depot Income		TBD	TBD
HUTF income		TBD	TBD
Total Expenses	TBD	TBD	TBD
Primary/Major monthly expenses:	TBD	TBD	TBD
	TBD	TBD	TBD
	TBD	TBD	TBD

- January's Treasurer's Report will be submitted once software conflicts between Carol (W, R, B, & A) and Community Resource Services (CRS) have been resolved – no later than March's meeting
- This month, we will end up paying both accounting firms
- **Chris** still needs to sign the bank cards at San Juan Bank
- Kelly made a transfer from Colorado Trust to the checking account to assure liquidity until property tax revenue starts to come in, then the funds will be transferred back.
- The CRS liaison is in direct communication with Carey to set up payroll and direct deposit as well as successfully transfer employee records, hours, etc. in a secure fashion.
- While software transfers have not worked on the first try and early requests met with a bit of suspicion, CRS has been very responsive – no human-related problems.
- We now have a signed agreement with CRS, and Registered letters to Desert Mountain Corp and CHUBB insurance – with no corresponding reply (good news). **Eric** to ask Attorney to start next step(s).

Review SDA calendar

- No items appear on the Feb calendar and no elections are planned
- Kelly has made sure all SDA memberships are up-to-date

Park

- Nothing new to report – under snow

Old Business

- We received notice from Colorado's Department of Local Affairs (CO-DOLA) that they approved the budget submittal. The first had been rejected, but the budget numbers have been clarified much better as a result.
- **Eric to** Verify all latest info in DOLA is accurate; Assure latest Transparency Notice is posted on the website & public places; Assure the latest 2024 Budget is posted on the website & public places

Lot Consolidations

- Lot Consolidation Requests this month.

- None received
- No Notice of Property at Tax Lien Sale received

Budget / Election

- No elections currently planned

New Business

- Bob Milford and Bill Trimarko are planning to attend the next meeting to discuss “Firewise” or similar property owner/community actions that can be done to mitigate fire danger/severity.
- Colorado Water Quality Division has contacted Eric to get contact info for The Pines at Aspen Springs HOA - Thanks Kelly for the help!

Property Owners’ Concerns

- Oak Hills Ranches HOA’s President, Lorren, and their Treasurer, Pam, presented concerns regarding lack of communication and a poorly or unannounced fee increase. They also wanted to understand better the budget process, the agreement and why it is even necessary.
- **All Board Members:** Need original and any updated agreements between OHR and ASMD and share with the rest of the board.
- Lots of discussion regarding original agreement (1997 to 2001?) which required an annual payment to ASMD of \$1,500. The fee was increased to \$1800 in 2016, and increased again by resolution to \$2,500 in early 2023. However, the final fee increase was not communicated until the bill was submitted in Sept, ’23.
- Many people, past and present, can be thrown under the bus, but that will not move the situation forward in a positive direction. OHR leadership is encouraged to help maintain an open dialogue and participate in ASMD meetings when appropriate.
- There were many concerns raised regarding Emergency Planning and how those plans could play out. Those concerns should be brought up with the County’s Dept of Emergency Management, as ASMD only deals with Road maintenance, Ute Park, and limited weed control.

Regular board meeting temporarily adjourned at 19:28

Executive Session to discuss payroll and employment issues

Session called to order at 19:36 by Kenneth Barber

Session was adjourned at 19:39 by Kenneth Barber

- **Ryan to work with Carey** to determine a suitable hourly rate given the constraints presented, and additional efforts will be made to explore compensation options

Regular board meeting resumed at 19:39

Meeting adjourned at 19:40 by Kenneth Barber