

ASPEN SPRINGS METROPOLITAN DISTRICT
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A regular meeting of the Board of Directors, Aspen Springs Metropolitan District was convened on February 10th, 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, Chris DeVries, Eric Freudenberger, and appointee Pam Wallis attended and Kelly Evans by phone, as well as two employees. In addition, Wildfire Adapted Ambassador Stephanie Davidson, and three homeowners.

Call to Order

Meeting was called to order at 18:00 by Eric Davidson.

Approval of previous minutes

- January's minutes were approved.
 - **Motion:** Eric F, 2nd Pam, passed unanimous

Public Works

- **Ryan:** Quote for new fuel tank from Brennan Oil came in @ \$17,378, also we need to hire a surveyor to survey the cutbank side (north) of road on Westview Drive off of Cat Creek for road width
 - **Eric D:** we'll treat it like the plan we have for Stollsteimer Rd.
 - **Chris:** Which properties will be affected?
 - Lots identified and owners will be notified.
 - **Pam:** Will need to do same on Racoon
 - **Eric D:** Before any more the priority list will be Stollsteimer, Westview, then Racoon.
- **Ryan:** Converted the shop lighting to LED, which improves lighting and will reduce electric costs. He also got the sanding unit mounted on the flatbed for ice control, and will be talking to trash company if they will resume service in winter since we will provide this service.
 - Has fixed the new Peterbilt in-house, and some maintenance is required on others.
- **Ryan:** Ordered street signs (road names) to be replaced in unit 6. Also ordered "Road Temporarily Closed" for road work to prevent panic.
 - **Eric D:** make sure Joan and Kelly can get price to get half paid for by Safety.
 - **Pam:** We need to make contact with the residents to be affected who will still have access to the road. (in reference to Stollsteimer)
 - Good detours and turn around points were discussed.
- **Ryan:** Someone cut down the new closure signs on Indianland Rd.
 - **Pam:** Is receiving an invoice for the installation of said sign, in which the county agreed to pay for (in email).
 - **Eric D:** Spoke at BoCC (Board of County Commissioners) meeting which was well attended and received about Indianland Road.
 - Later Warren Brown said Indianland road is not a county road.

- Eric D emailed county attorney and our attorney documents that can prove that it is.
- **Eric D:** HUTF funds are indeed based on width as well as length in rural areas, so we are good to go measure our roads again to increase funding.
- **Eric F:** Homeowner on Lookaway Place emailed about ridge of dirt from plow. Ryan to check it out.

Treasurer's Report

- **Kelly:** Not a whole to remark on as the year just started. Not getting property taxes yet but should see them in March. We are ok on cash flow at the moment and doing well on HUTF.
- . **Motion** to approve the Treasurer's Report: Chris 2nd Pam, passed unanimously.

January	2026		
Total Funds (Beginning):	\$246,946	Total Funds (Ending):	\$223,360
	YTD (\$)	% of Budget	
Total Income	20,771	3	
Property tax income	-	0	
Water Depot Income	1,047	5	
HUTF income	16,308	10	
Total Expenses	44,357	7	
Primary/Major expenses for the month:	Durango Truck Accessories	10,000	
	Verizon Wireless	6,585	
	Durango Truck Accessories	4,642	

Well

- No new news, but will look at calibration for amount received (\$1 for 100 Gal)

Park/Wildfire Adapted

- **Steph (WFA representative):** trying to recruit Chris's wife to help represent different districts in ASMD.
 - Looking at the 1st or 3rd week in May for Chipperpalooza, and would like to do an additional one in the fall.
- No new news for the Park.
 - **Homeowner:** Wondering if nets can be put back up if weather good (pickleball)
 - **Ryan:** The coating is really sensitive to freezing and will when weather permits.

Review SDA Calendar

Eric F: The annual report for DOLA was not accepted. I need a budget sheet with the last 3 year prior. Chris to update document.

Budget

- **Eric D:** Cost of living payroll increase should be discussed in the year priors budget talks in the future. .

Old Business

- **Chris:** Where do we stand on Indianland Road?
- **Eric D:** On February 17 the County Community Input Session will be held at the Lewis St office.
- **Chris:** Will there be a Community Input Session locally?
 - The county manager said we can hold it in our building in March or April.
- **Eric D: (Oak Hills POA) :** Asking if there is a portal to view the Oak Hills board meeting minutes, and board meeting notices, or a website. Wondering if it is legal to not post this information as a POA, and if we should ask attorneys about this.
 - **Chris:** We shouldn't waste our time and money on attorney fees for the payout.
 - **Pam:** You could bring it to county commissioner's attention
 - **Kelly:** HOA – all must be open to members and affiliates, but no mention of public.

New Business

- **Eric D:** Eric F needs to update the message boards with current information.
- **Eric D:** (Shedding light on our property tax forms)
 - Printing was outsourced and the text box didn't fit "Tax Authorities" so approx. 43% wasn't accounted for
 - Full outline can be obtained at County Clerk.
 - The filing has been outsourced to Wells Fargo in Texas, hence the return envelope being sent not to Pagosa, not to Denver, but to Texas.
- **Eric D:** Last month Eric F was excused absent, Chris was unexcused. Kelly and I discussed the by-laws and found no text regarding absences.
 - **Eric Davidson Motion:** Motion to create new *Policy under Section 8, subsection C, #4 stating Absentees: A director is allowed compensation for up to two (2) excused absences from a monthly meeting per Section 12. Unexcused absences from the monthly board meeting will not be compensated.
 - Amended by Kelly to change from "Bylaw" to "Policy"

Property Owner Concerns

- No New Information, PO owner question about pickle ball answered prior.

Lot Consolidation

- No New Information

Meeting adjourned at 18:56 by Eric Davidson