

ASPEN SPRINGS METROPOLITAN DISTRICT
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A regular meeting of the Board of Directors, Aspen Springs Metropolitan District was convened on July 14th, 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 Kelly Evans, Chris DeVries, Eric Freudenberger, appointee Pam Wallis, as well as one employee. In addition 3 homeowners. Eric Davidson was excused absent.

Call to Order

Meeting was called to order at 17:58 by Eric Freudenberger.

Approval of previous minutes

June's Minutes are pending approval due to computer technical difficulties. To be approved at the next meeting.

Public Works

- **Ryan:** Racoon: Don't have budget to finish. Westview we don't have the equipment we need to work on road without tearing up equipment, and may need contractor.
- **Kelly:** Get us some bids for contractors
- **Ryan:** We will probably need to fund a large gravel expense and create a stockpile.
- **Chris:** What is the cost to stockpile gravel?
 - **Ryan:** \$412,000+ (@50k per 4 miles of road.) to do all the roads in ASMD. With current budget can do about 8 miles of road per year.
- **Chris:** Can double budget for gravel but will need to take away from equipment repair/replacement budget
- **Kelly:** There is not enough money to keep the roads the way we like to keep the roads
- **Chris:** How can we keep the cost down in getting gravel here?
- **Ryan:** Can hire some folks but if we can get grants, that would help a lot
 - **Ryan:** Can hire some folks but if we can get grants, that would help a lot
- **Ryan:** Has plans of which areas needs gravel the most (about 30 loads of the 90 available for worst areas)
- **Pam:** found some grants that may help
- **Ryan:** Discussed roads that need work/gravel the most around Aspen Springs.
- **Ryan:** A lot of survey work needs to be done for further road improvements.
- **Ryan:** A big issue is occurring on Turkey Ln due to CDOT apron scraping away a lot of our road base.
- **Kelly:** Can we look at figuring out a 4 or 5 year plan?
- **Ryan:** Predicted expenses: 25K for front end loader. 10-12K for other equipment
 - Transmission in dump truck needs work

- **Chris:** fix when can
- **Ryan:**, and the hydraulic lines leaking.
 - **Chris:** Do when reasonable
- **Kelly:** I'd prioritize stuff that would leave you stranded.
- **Ryan:** It's most important to keep up maintenance rather than need new
- **Motion:** **Kell:** Take \$25K out of capital to go to maintenance, and \$25K to go to gravel. Pam 2nds, passed unanimous

Treasurer's Report

- **Kelly:** Capital is over, and HUTF is coming in high, and low on interest payments because we spent a lot of our savings
- **Motion:** Pam: to approve the Treasurer's Report, 2nd Chris, passed unanimously.

June	2026		
Total Funds (Beginning):	\$246,946	Total Funds (Ending):	\$306,091
	YTD (\$)	% of Budget	
Total Income	466,006	66	
Property tax income	335,366	70	
Water Depot Income	10,506	53	
HUTF income	97,863	59	
Total Expenses	406,861	60	
Primary/Major expenses for the month:	Wagner Equipment	23,412	
	Crossfire Aggregate Service	7,090	
	Brennon Oil	5,009	

Well

- **Kelly:** Got backflow prevention device, but delivery is way slower
 - **Ryan:** has recalibrated
 - OK if slower
- **Kelly:** State happy, and Keith has been paid, and work approved

Park/Wildfire Adapted

- **Kelly:** Windscreen and tarps dangling, but has bag of carabiners to re clip.
- **Kelly:** Still some wood debris left, does anyone have a ravine they are trying to fill?
- **Chris:** To call Bill Trimarco about fire mitigation grant.

Review SDA Calendar

New draft of budget due October

Budget /Election

Budget discussed in public works.

Old Business

- **Eric F:** Reads from Eric D: Oak Hills Mediation update: All docs supplied to Paul Kosnik, Attorney. He will start working w/ mediator 5-days before the scheduled session to “set the table” with background info. PAM: Do you have the packet of docs, and can you confirm that you will be able to attend the mediation on July 29th at 9:00 am in Durango? (If not Pam, ask Kelly)
 - **Kelly:** Needs packet of documents.
 - **Pam:** Should be able to go.
- **Eric F:** Reads from Eric D: Please ask Joan to create two invoices: One for 2026 (\$3,000); and one for the last three years of non-payment (\$7,500 for 2025,2024, and 2023 unpaid at \$2,500 for each year)
 - **Kelly:** Believes its all taken care of.
- **Eric F:** Reads: Community Forum with County Commissioners: First: Ask other board members their impressions of the forum? What went well and what could have been better? Eric D: There were more people there than expected, this was the first time the commissioners had been to ASMD since 2009 – and they needed a police escort back then! Lots of positive feedback and the commissioners all seemed to value the time spent with us.
- **Kelly:** Thought it went really well. We should have one every year

Property Owner Concerns

Mark (pastor/ homeowner): The church subdivided property and there is code issues for continuing services there. . Currently looking for a place to meet for 20ish people, and looking to increase ministry. Looking to meet at ASMD Metro building, or utilize the park for a more permanent use.

Kelly: We can't give access without providing access to the entire building

Pam: (Consensus): Don't think that will work, but will inform of any thoughts to help

Lot Consolidation

- Unit 2 Lot 9, 10, 11, 12,13: No Issue
- Unit 4 lot 25 , 26: No Issue
- Unit 1: Lot 2 and 3: No issue
- Unit 1: Lot 4 and 4: No issue

Meeting adjourned at 19:16 by Eric Freudenberger