

ASPEN SPRINGS METROPOLITAN DISTRICT
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A regular meeting of the Board of Directors, Aspen Springs Metropolitan District was convened on March 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, appointee Pam Wallis and Kelly Evans by phone, as well as three employees. In addition and two homeowners.

Call to Order

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

Approval of previous minutes

- February's minutes were approved.
 - **Motion:** Pam, 2nd Kelly, passed unanimous

Public Works

- **Ryan:** We got the quote for a new Road Grader. They have a balloon payment plan and 5 year
 - Price is just under half a million \$.
 - **Chris:** The savings account is making less than 5%, and the interest is over 5% so the interest would be an out of pocket expense.
 - **Eric D:** Wants a quote with a \$200,000 down payment.
 - **Kelly:** The reserve funds are low, lets check at \$100 k.
- **Ryan:** We got our truck back from Farmington having repairs
 - The grand total was around 40 k dollars.
- **Kelly:** Wants to make a monthly budget or budget plan of \$2,000 for repairs without needing permission from the board.
 - **Pam:** Would like selected board members to be able to approve repairs over \$2,000 to prevent needing to discuss at monthly board meetings.
 - **Pam Motion :** Ryan does not need permission from the ASMD board for a repair under \$2,000. If a repair or item needed for repair costs more than \$2,000 then Ryan needs to get approval from Eric D. or Chris D. Repairs/parts costing over \$10,000 will be discussed by the board. 2nd Kelly, passed unanimous.
- **Ryan:** Got the chains off the equipment, and began grading units.
 - **Eric D:** Where is the source of gravel?
 - **Ryan:** Crossfire, got samples from other companies and they didn't have the compaction, where farther away, and cost more.
- **Chris:** Wants to try a load of lig (*lignosulfonate*) to replace Magnesium Chloride for roads.
 - Cost is about 30% higher, but if longevity is higher it will be worth it.
 - To be tested on Hurt Dr.
 - **Eric D:** Be sure to double check application procedures, to make sure similar to Mag.

- **Chris:** Inquires if we can get more mirrors on blind corners like on Carols Curves
 - They are placed by homeowners, but will be looked into

Treasurer's Report

- **Kelly:** Not a whole lot that is unusual. Slow collections, but starting to get property taxes. HUTF funds are looking good. We don't have much in reserves. We did get an email about an overage.
- **Motion** to approve the Treasurer's Report: Chris 2nd Pam, passed unanimously.

February	2026		
Total Funds (Beginning):	\$246,946	Total Funds (Ending):	\$202,297
	YTD (\$)	% of Budget	
Total Income	49,753	7	
Property tax income	7,265	2	
Water Depot Income	1,047	5	
HUTF income	34,381	21	
Total Expenses	93,772	14	
Primary/Major expenses for the month:	Loanstar Truck Group	10,000	
	Community Resource Services	2,352	
	Richard De Clark Const. LLC	1,743	

Well

- **Pam:** All is looking good outside of "normal maintenance"
 - **Eric D:** The crumbled bills, and sticky coins clog the machine frequently, rendering it useless. Would like a sign having "only clean bills and coinage accepted"

Park/Wildfire Adapted

- **Kelly:** When is the chipperpalooza
 - **Eric D:** Probably the 3rd week in May.
 - We will get 50% off
 - Kelly: Also get 50% from the safety budget
- **Chris:** Would like communication opened with Bill Tumarco (Firewise) to see if we can get a grant to cover expenses of fire mitigation on ASMD property right of way on roadways.
- **Chris:** Are we going to open the pickleball court?
 - **Consensus:** We will open if weather remains good, and will close if a snow storm comes in.
- **Carey:** The cable to the canopy needs replacing for the playground.
 - We will fix or replace as needed

Review SDA Calendar

Eric F: The re submitted annual budget was accepted by DOLA with the revision discussed last meeting

Budget

- **Kelly:** Did you ever figure out what was going on with the overage email that Joan emailed about?
 - **Chris:** It went off the proposed budget rather than the actual income with plus 200,000.

- **Eric D:** So basically the updated budget as submitted didn't have the expenditure line on it, nor the original income line, so was rejected. So basically, we have to approve a budget that has the same budget as approved in 2025 with the amount of money that we voted to increase with the final budget of those numbers.

Eric Motion: Resolution #03-10-26-01: Approve a 2025 amended budget that shows the original 2025 budget amount and the updated numbers for income, expenditures, as well as the final numbers. **Pam 2nds**, Passed unanimous.

Old Business

- **Pam:** (in regards to Indianland road) the first email to Mike LaRouge, Sherref (sp) was about wordage on signage. This went back and forth for a while to ensure enforcement. He told me in email that the signs would be paid for as a courtesy (1 time).
 - **Kelly:** We received an invoice for this and have not paid.
 - **Eric D:** It is a county road, thus their responsibility, and they agreed to pay for cost.
 - Agreement not to send payment
 - **Pam:** I propose to a carefully worded letter and firm response with the returned invoice. (Board agreed)
 - (written proof of covered expenses, and numerous offers to install ourselves)
 - **Eric @ Ryan:** To forward the invoice to board to view/ they need to invest in the road if they want problems to go away (bring to county specs, being a
 - designated county road)
 - **Eric D:** Will bring up with county commissioners.
- **Kelly:** Submitted for road \signage for ASMD.
 - **Pam:** Include that the signage invoiced for was not new signs (repurposed, but charged as new)

New Business

- **Pam:** (on the issue of blocking Indianland Road) Got a response from a county commissioner
 - They are on board for a gate for closure during winter storms and road work.
 - Will let us know when community service meeting will be held.
 - **Chris:** Will me accommodate if a price share is proposed for the work
 - **Eric D:** No, we don't have the budget, and it is their road.
- **Ryan:** Discussed the purchase of "dash cams" to help with feet on ground occurrences.
 - **Kelly:** Will order 1 for a test run, and plan on putting in all service vehicles.

Property Owner Concerns

- No New Information

Lot Consolidation

- No New Information

Meeting adjourned at 19:25 by Eric Davidson