

ASPEN SPRINGS METROPOLITAN DISTRICT
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A regularly scheduled meeting of the Board of Directors, Aspen Springs Metropolitan District was convened on May 9, at 6:00p.m. at the Aspen Springs Metropolitan District building located on Metro Drive in Unit 5 Aspen Springs Subdivision. Elected board members Dick Warring, Pam Wallis, and Jame Venturini were in attendance, as were appointed members Kenneth Barber and Shane Tuller, and employee Carey Brown. Three property owners attended.

Call to Order

The meeting was called to order by elected Chairperson, Dick Warring.

Minutes

Jame made a motion to approve the April minutes as read, seconded by Kenneth; all in favor.

Public Works

- Carey and Shane have been grading roads, and cleaning culverts. He said they were about 2/3 done with the mag chloride.
- Carey was still waiting on the speed limit signs for Indian Land and a few road signs.
- Dick asked how far the roads were maintained at the end of Crooked Road in Unit 6. He said he'd received a complaint about the very end of the road. Carey said the roads were maintained up until the beginning of the next subdivision.
- A property owner had asked about why the washboards and potholes reappear in the same spot. Carey said that this was due to water, both under the road and on it. He stated that wherever a slightly low spot appeared in the road, usually due to a driver spinning a tire or water running under the road, water would accumulate and the pothole would rapidly grow from that point forward.

Treasurer's Report

- Jame: The district had \$357,416 in cash assets, and \$1,711,922 in total

assets and property as of the end of April. Total income for April was \$35,629, with year to date income of \$157,382. Total property tax income YTD is \$87,331, which is 50% of this year's budgeted income. Total income YTD for the water depot is \$5,163, which is 22% of this year's budgeted income. Total expenses for April are \$34,393, and YTD of \$116,518. The primary expense for February was to Crossfire LLC for gravel, and to the health insurance, in the amounts of \$4,498 and \$2,621, respectively.

- Pam made a motion to approve the Treasurer's report as read, seconded by Shane; all in favor.

Old Business

- Pam asked if Walter wanted to do the mowing of the greenbelt and disc golf course; Walter said he would do it. There was some discussion about where and when mowing should happen.
- Dick brought up the issue of the Hollow Place property, which belonged to ASMD and was sold by the County Commissioners to a private party in the late 90's. He had been able to negotiate a deal with the commissioners for the sale price of the property, minus back taxes, and had signed the quit-claim deed. He had checked on the other ASMD properties, and all the titles were properly registered and clear. He said that it should be recorded in the minutes that the board agreed to sign the title for the Hollow Place property over to Mr. Chulick, the current owner, in exchange for the County paying ASMD \$4,200 minus back taxes.
- Jame made a motion to approve the property transfer; seconded by Shane, all in favor.

New Business

- Jame said that he received the property valuations for ASMD properties from the accountant. Dick said that the district doesn't pay taxes on those properties since its a government entity. Dick and Jame went through the list of properties to verify all were accounted for.
- Shane brought up the issue of the meetings being somewhat disorganized, with property owners commenting and driving the topic off course during regular business discussions. He said that the board should keep property owner input to 'Property Owner Concerns' whenever possible to ensure a smooth and productive meeting. Dick said that we would try to better regulate non-board input and keep agenda items on track.
- Dick mentioned the meeting he and Shane had with the Commissioners, the Sheriff, the District Attorney, the building department, and San Juan Basin Health. He said that they had discussed the situation, and everyone was on board with addressing the serious health and safety violations in Aspen Springs, with a couple properties in current focus. He said that it was

discovered during the meeting that the reason these issues haven't been addressed is that there was a major lack of communication between various County departments, with none of them knowing what their powers and responsibilities were. These problems were identified, and one person was put in charge of coordinating the enforcement actions. Shane said that the Sheriff had stated that he needs current complaints on offending properties in order to build a case. If a property owner has made a complaint in the past, and the issue hasn't been addressed, they need to file another formal complaint, as the enforcement process will be starting as of the conclusion of that special meeting.

Property Owner's Concerns

- There were no property owner concerns.

The meeting was adjourned at 6:24 PM