

ASPEN SPRINGS METROPOLITAN DISTRICT
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A regular meeting of the Board of Directors, Aspen Springs Metropolitan District was convened on November 11th, 2025 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, Kelly Evans, Chris DeVries, Eric Freudenberger, and appointee Pam Wallis attended. One employees attended.

Call to Order

Meeting was called to order at 18:03 by Eric Davidson.

Approval of previous minutes

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

Public Works

- **Ryan:** The awning at the park is taken down for winter, but will probably have to replace the cable next year.
 - He also added a drainage near the pavilion at the park
 - Has cleared 20+ culverts around Aspen Springs in prep for winter.
 - Brush and trees need to be brought back to open the road corridor.
 - Speed limit sign have been put back up after grading project.
 - Repair bill for road grader was much lower than expected. ~\$1,400 instead of the planned 17-20 k.
 - Recommends we get the equipment to install a ice melt disperser to the back of the plow truck. Will be finding out costs for equipment and ice melt materials.
- **Pam:** Has requested the oak brush at the corner Indianland and Hurt Dr on greenbelt be removed to increase visibility.
- **Ryan:** Rest is business as usual.
- **Pam:** Certified mail came back on Stollsteimer Rd
 - Recommends we close the entire road during construction, but including residents only in sections with driveways

Treasurer's Report

- **Kelly:** Things are coming out good on HUTF funds. Everything else is pretty close, but the large expenses this year has blown things out of the water
- **Chris:** Some funds that we receive this year will likely not be available next year, and to plan on it
- **Eric D:** Asks what we have in the budget for weed control. We should plan on 4k.
 - .

- Motion to approve the Treasurer's Report: Pam, 2nd Chris passed unanimously.

| October | 2025 | |
|---------------------------------------|-----------------------------|---------------------------------|
| Total Funds (Beginning): | \$373,495 | Total Funds (Ending): \$299,297 |
| | YTD (\$) | % of Budget |
| Total Income | 749,329 | 119 |
| Property tax income | 403,308 | 97 |
| Water Depot Income | 11,335 | 86 |
| HUTF income | 168,434 | 103 |
| Total Expenses | 821,719 | 133 |
| Primary/Major expenses for the month: | Crossfire Aggregate Service | 8,821 |
| | Rush Truck Center | 5,962 |
| | Trinity Land Consultants | 2,017 |

Well

- Pam:** Meeting with electrician who has suggested hardwiring into a fuse box and adding breaker
 - Still waiting to hear back from Kerome, but everything else is good

Park/Wildfire Adapted

- No updates other than what was mentioned in Public Works

Review SDA Calendar

Eric D: Nothing this month, but we will need all budget documents next meeting so we can sign

Budget

- Eric D:** DOLA accepted our request to use money from reserve.
- Ryan:** Would to explore other options than Magnesium Chloride for roads, and requests gravel stay in budget, as well as money for materials.
- Kelly:** Inquires on our position on hiring a new employee to work for Ryan.
 - Ryan:** Explains his stance and opinions on the matter.
- Eric D:** Asks all to review the budget and email him and Chris with any concerns so it is prepared for final vote and signing in December.

Old Business

- Eric D:** Attorney update: Terressa is retiring at the end of the year, but are working on an agreement with a new firm(Paul Kosnik of Eggleston Kosnik Law Firm, LLC).
 - Board decided it would be best to have just the ASMD president or designee be able to contact new attorney directly.
- Eric D: Oak Hills:** Sent a letter to Terressa for opinion on how to handle matter.
 - Wants to install a gate with a lock, until the HOA pays their dues.
 - Chris:** Recommends just ending road maintenance.

- **Eric D:** Hopes it will open their eyes to the situation, and quit taking advantage.
- **Chris/Ryan:** Worried about safety concerns from irate homeowners.
- **Chris:** Recommends we discuss it with the new attorney prior to action. Board agreed.
- **Eric D:** To Eric F: Needs to post updated contact information and audit exemption form on message boards.
- **Ryan:** Brought up homeowner encroaching on right of way for plow operations. Pam will send letter

New Business

- **Eric D:** The new sign has been installed on the Metro building honoring Carey Brown.

Property Owner Concerns

- No property owners present, or emails sent this month.

Lot Consolidation

- No new info

Meeting adjourned at 19:08 by Eric Davidson