

**ASPEN SPRINGS METROPOLITAN DISTRICT**  
**PO BOX 488**  
**PAGOSA SPRINGS, CO 81147**  
**970-731-5656**

A regular meeting of the Board of Directors, Aspen Springs Metropolitan District was convened on November 11<sup>th</sup>, 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, 2<sup>nd</sup> 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, 2<sup>nd</sup> 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