

ASPEN SPRINGS METROPOLITAN DISTRICT
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A regular meeting of the Board of Directors, Aspen Springs Metropolitan District was convened on October 14th, 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. Two employees attended. In addition, two homeowners, Wildfire Adapted Ambassador Stephanie Davidson, and the well driller helping with modifications to the Buttercup well attended.

Call to Order

Meeting was called to order at 18:02 by Eric Davidson.

Approval of previous minutes

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

Public Works

- **Ryan:** Has been chasing drainage issues and keeping culverts open with the significant recent rainfall. They are getting plow trucks ready for winter as well while waiting for necessary road repairs once this storm has passed.
 - Repairs will be needed on the Mag truck, and the dump truck (up to \$60k in repair costs at 30k each). Discussion of pulling money from reserves to be brought up in Budget.
 - Expect other repairs (hydraulic hoses, etc.) here and there.
- **Canyon Signs: Pam:** Waiting on sign confirmation/arrival, and is concerned after seeing 30' trailer going up Indianland Rd.
 - Will be looking into disputing google maps to show actual restrictions on road.
 - **Kelly:** Worried signs of restrictions are too far in for an improper vehicle to turn around.
 - **Carey:** Discussed options of location we would move the signs.
 - **Pam/Eric D:** Are running to trouble because the county commissioner needs to vote on the issue for approval.
 - **Pam:** Would like to move forward with that to make restrictions enforceable.
 - **Eric D:** Signs will be posted when they come in and it is under the impression that the county will install the signposts and signs. Pam will confirm so we can coordinate.
- **Road Right of Way (Stollsteimer):**
 - **Eric D:** Received confirmation from the attorney "roads are where they are" (since 2006 or prior), and our RoW extends 30ft from road center.
 - Need to reach out to 621 Stollsteimer to let know we intend to utilize that right of way, but not encroach further for safety reasons.

- **Pam:** Will send to existing address and attorney for reply. Carey would like to know ASAP so the job can be accomplished before winter. Pam thinks we should know in 7 to 10 days.
- **Eric D:** Despite previous conceptions of road measurements and HUTF funds, has been told it doesn't matter how wide roads are, just mileage. Will be looking into this further.
- **Eric D:** Congratulations Ryan! Our new public works manager.
 - Further discussion may happen in an executive meeting for further details
- **Eric D:** Trash at Stollsteimer? Kelly: It was moved.
- Believe all is well with resident on Farside who had road concerns.

Treasurer's Report

- **Kelly:** We are over budget and over income. There is some confusion with the numbers because we have not received all our reimbursements from the park project.
 - Capital expenditures and vehicle/ work truck repairs are the main cause of being over budget.
- **Motion** to approve the Treasurer's Report: Pam, 2nd Eric F, passed unanimously.

September 2025		
Total Funds (Beginning):	\$373,495	Total Funds (Ending): \$308,259
	YTD (\$)	% of Budget
Total Income	718,649	114
Property tax income	396,715	95
Water Depot Income	10,440	83
HUTF income	149,411	103
Total Expenses	777,777	126
Primary/Major expenses for the month:	Wagner Equipment	4,828
	Brennan Oil	4,558
	Crossfire Aggregate Service	3,789

Well

- **Pam:** No current issues, we did a cleaning, and all looked good except the current electrical issues.
 - An electrician has plans for fixing issues with the moisture tripping the GFI, which compromises security and usage. Pam will be moving forward to resolve the issues.
- **Pam:** Water Rights filings came in, however the document is being checked to confirmed it is declared for what it is.
 - **Eric D:** "Pump #1" is referenced as access to Stollsteimer Cr. For filling a truck for roads.
 - **Pam:** Working on wording and can amend the document, but it has been approved.

Park/Wildfire Adapted

- **Pam:** The picnic for the opening went well. Jeff has received payment for project.
- **Eric D:** [to Public Works Manager] Pickleball courts are to be locked from when the snow flies until after it melts. No snow removal shall be allowed. This is a strong suggestion from Jeff, as the shoveling can ruin the coating put on the pickleball courts.

- **Steph D:** Marked areas at picnic of areas that need to be “figured out” (further assessment)
- **Kelly:** The windscreens along fences can stay up over winter, but will need fasteners checked at least annually.
- **Carey:** Received complaint about “Gopher feces” in the wood chips wanting replacement. Upon further inspection, it was determined it was just discoloration of wood due to the fact we used burn scarred wood for the wood chips, and it was just wood char. Wood chips will be raked to fill in unevenness to prevent further misunderstandings, as well as periodic observance.
 - Also, the canopy will be coming down next week, weather depending.

Review SDA Calendar

- **Budget Proposed 2026, and Budget Supplemental 2025** are to be posted, reviewed, and confirmed. It will be posted to message boards, website, newspaper, and Government websites.

Budget

- **Carey:** The new truck does not like dyed fuel, so we will need a new tank to store. Expect expense for dealing with this.
- **Chris:** We received about a 15% bump in property tax revenue [from the county]. And was able to make some cuts in some areas to adjust for incoming expected expenditure.
- *****there was more I couldn't keep up on this front**
- **Eric D:** Motion number 1026-01 for approval of the 2025 supplemental budget
 - **Kelly:** We do not need to vote on, we can post and get resident confirmation for approval, and the final confirmation is needed in December.
- **Eric D:** Read the document Resolution for Budgetary Transfer to transfer money from reserve.
 - **Motion?**
- **Kelly:** Asks if this is the document meant to produce the Proposed Budget 2026? Answered yes.

Old Business

- **Pam:** [Asks **Kerome** (Well Digger(WD)) to speak]: **WD** : Discusses metal dimensions and diameters for proper welds for Buttercup Well modifications of ***** (shut off valve, fire truck hook-up)**
 - **WD:** It will take 5 business days, but will try to limit the prevention of operation
 - **Pam:** Will try to get grant money, since it will benefit the firefighting operations.
- **Eric D:** Has received no response from the board of Oak Hills.

New Business

- **Eric D:** New attorney prospect (Paul **Lastname**) was contacted for “fee agreement” and said would respond with discussed changes to agreement after meeting. Eric D is still waiting for his reply.
- **Eric D:** **Vick Ramono** can do easement appraisals if needed, not needed now, but a reference for future use if needed.
- **Eric D:** [To Eric F.] The website will need to be updated to take picnic off, and upload the budget plan ASAP.

Property Owner Concerns

- Homeowner of 132 Stollsteimer is concerned with adjacent property barring access to his landlocked land with a gate from a designated access point, and wants to ensure access to his property.
 - **Eric D:** It is a sheriff department issue, as we can not enforce county code, but support access rights.
 - **Pam:** Will send letter of pre-ordained **deliberation of ‘Roads are Where They Are’**
- **Carey:** When can we schedule our broken down work trucks for repair? (In reference to Budget section)
 - **Eric D:** It would be best to do it in this fiscal year, so the sooner the better.

Lot Consolidation

- No new info

Meeting adjourned at 19:16 by Eric Davidson