

ASPEN SPRINGS METROPOLITAN DISTRICT
PO Box 488
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970-731-5656

A regular meeting of the Board of Directors, Aspen Springs Metropolitan District was convened on May 14th, 2024 at 6:00 p.m. at the Aspen Springs Metropolitan District building located on Metro Drive in Unit 5 Aspen Springs Subdivision. Elected board members Kenneth Barber, Kelly Evans, Pam Wallis, Eric Davidson, & appointee Chris DeVries were in attendance. One employee attended. One property owner attended.

Call to Order

Meeting was called to order at 18:03 by Kenneth Barber

Approval of previous Minutes

- April’s minutes were approved. – **Motion**: Kelly, 2nd: Pam, Passed unanimous

Public Works / Well

- Carey: The Peterbilt Tanker is down, about \$2.4k to repair. Should be back into service by the 15th or 16th.
- Computer for the office – the existing one lacks capability and stability – contractor Heather McCauley drew up a contract for new CPU, Windows Office w/ license, Email, and troubleshooting capabilities.
 - **Motion**: Kelly - Authorize a total amount of \$750 to source a new computer with necessary software and expedite the completion. 2nd Eric, Passed unanimous
 - **Update**: Contract signed & rec’d 5/18
- Asphalt aprons – Getting quotes for re-finishing the aprons that abut CDOT Hwy 160 to cover the transition between Highway Right-of-way and the gravel roads.
- Pam: An issue with CenturyLink, J & R Repair starting in May 2023 has culminated in an invoice submitted by J & R for \$2,960. Carey re-iterated that we have offered to CenturyLink to dig their lines in free of charge – to assure they are buried properly and out of the roadwork & culvert work that must take place. The offer has not been exercised, and cables remain marginally buried at best. **Present objective evidence of any negligent cable separation.** We will review this with, and in light of, existing video, photo, & documented data.

Treasurer's Report

- Kelly presented April financial report
- A few line items have ‘blown up’ (over 100% of annual budgeted amount), and these will be accounted for in the Oct. Budget Amendment
 - **Motion** to approve April’s Treasurer’s Report Eric, 2nd Chris, Passed unanimous

April	2024	
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Total Cash (Beginning):	\$384,008	Total Cash (Ending):	\$461,120
	YTD (\$)		% of Budget
Total Income	260,873		42
Property tax income	179,430		50
Water Depot Income	6,368		32
HUTF income	59,207		41
Total Expenses	183,761		31
Primary/Major expenses for the month:	CRS (Accounting firm)		3,671
	Basin Coop, Pagosa		2,641
	Crossfire Aggregate		2,546

- Moved monies back to Colorado Trust to be able to earn more short-term interest. (\$5.9k in April)

Review SDA calendar

- No SDA-type activities until July.
- **Eric** to continue getting the DOLA site updated – need Bond signatures to complete the process. Kelly: it is kept with the SDA

Budget / Election

- No new info

Park / Fire

- Kenneth reported gophers/prairie dog population way down in park – start filling holes?
- Stephanie Davidson has agreed to be the “Ambassador” between Wildfire Adapted of Archuleta County, San Juan Headwaters Forest Health Partnership, and other similar entities and ASMD
 - Matt Ford attended the Spring Clean-up at Ute Park to pass out waters and share info related to Wildfire Adapted activities.

Property Owners’ Concerns

- Richard Miller brought a number of concerned property owners’ issues up regarding Oak Hills Property Owners Association and Friendly Forest POA. He thought all was well after the November ’23 board meeting, and emailed the new OHPOA President (Lorren Dawes) to that effect, but received no reply. Then he heard & read about the February ’24 ASMD board meeting where the Oak Hills contingent expressed no understanding of the group consensus and the point of the annual fee. It is not about the money, but about community. Richard brought in a check for \$49.18 to formally pay his fair share of the \$2.5k annual fee. He further stated that the majority of property owners in Oak Hills have no idea of an existing contract nor of the state of the agreement as it stands. All meetings are held in a “Portal” with invite-only access and no ability to participate in the meeting (other than listen to the proceedings), and Friendly Forest representatives have not been invited.
- It was re-iterated by Kenneth that ASMD is not doing anything to be unfair with our neighbors.

Meeting adjourned at 18:36 by Kenneth Barber

Executive Session for discussions with ASMD's Atty was called to order at 18:36

Executive Session ended at 18:54

Regular Board Meeting called to Order at 18:54 by Kenneth Barber

- We spoke with Attorney in reference to Oak Hills POA and the confrontational letter received from their President and their decision to not work with ASMD. **Motion:** Kenneth – We (ASMD Board) have chosen to revert to the original contract signed in February 1997 which is kept on file with Archuletta County. We will include a copy of that agreement, along with a current invoice according to the contract, the original response letter from Oak Hills (Lorren Dawes), and a letter from ASMD's Board explaining our current stance including reference to past liens; to all available property owners in Oak Hills POA and Friendly Forest POA by email. 2nd Pam, Passed unanimous
- Our Attorney will send a letter to Lorren Dawes, President, OHPOA outlining the potential pitfalls of failing to comply with the signed agreement.
- Chris and Kelly to work on a value owed by OHPOA based on current Mill Levy rate.
- Eric to work with Pam to compose the ASMD response letter
- Eric to forward approved package to all known emails at Oak Hills & Friendly Forest

Old Business

- Eric requested an update on the Buttercup Water Tank coating project, and if none is available, to please present the Project Specification Document. He will then help to expedite the bidding process.
 - Pam to request details from Giuseppe for a Spec Document

Lot Consolidations

- Lot Consolidation Requests this month.
 - None received
 - No Notice of Property at Tax Lien Sale received

New Business

- Eric reported the 2024 CO state legislative session passed a law to not allow the state spending growth to exceed 5.5% per year ... in other words, the state budget will grow at the rate of 5.5% per year guaranteed.
- Our attorney has sent a letter to Wilson, Rea, Beckel, & Associates with a demanded response date of no later than 14 June before Attorney's fees and penalties kick in. No reply received from Desert Mountain nor Chubb as of the meeting date. **Update:** DM requested a copy of the letter originally sent and it has been done. No further complaint from DM since May 22.

Meeting adjourned at 19:15 by Kenneth Barber