

ASPENHOF BOARD OF TRUSTEES MEETING Oct. 27, 2015, at Karel Smith's condo complex

Attending: Kurt Andrew, Carol Neuwirth, Ray Jordan, Mark Bremehr, Susan Seymour Westcott, Karel Smith, Vicki Adrian, Garry Stockmann, Bob Eade. Absent: Jim Reddy.

Introductions/opening

Adrian chaired meeting in Reddy's absence. She welcomed new members Doell and Westcott and asked them to introduce themselves. Westcott said she and her husband bought their cabin in 2006, but her parents had briefly owned an Aspenhof cabin in '64. They soon sold it and bought a farm because Aspenhof was "too civilized." Doell said he bought cabin 32 in '99 when his son was 3, "and he left for college this (last) month." Doell added that he had served a previous stint on the Board eight years ago, "and now I'm back to the party." Minutes from September Trustees' meeting were approved.

Trustee Reports

Security, Bremehr: Mark reported conditions were "status quo." He said John Cornell, our security officer, has requested a copy of the cabin owners' directory. The Board approved and Mark said he will send him one. Mark also said he will check whether Cornell is a member of our Google Group.

Roads, Stockmann: Garry presented a bid for culvert installation on Grenoble, extending from cabins 152-157. The work also will include the addition of two turnouts for passing. Dry Fork Lawn's bid was \$3,495. The Board approved. Garry also reported that William Steinhart, an owner of cabin 17 on Innsbrook, is seeking compensation from the Board for repairs to his driveway. Steinhart claims that a culvert replaced by the Board caused his driveway to erode. Steinhart is seeking \$900. Garry said he had researched the issue and believes the Board should reject the request. He said he will draft a letter for the Board's approval to send to Steinhart outlining the Board's position.

Common grounds, Eade: Bob said our new vertical entrance sign is in the shed, awaiting the posts needed for its erection. Jim Marschel of Dry Fork will install. More bolts are needed for our horizontal sign, which is now in place at the gate. Locations for our next round of tree planting, along the entranceway, have been staked out for a second time. They were inadvertently destroyed during site preparation. Dale Owens (cabin 73) has volunteered to pick up trees from the nursery. The number of trees to be planted will depend on the cost of hole digging and the number of volunteers who turn out on Nov. 7 to put them in the ground. Two replacement trees for those lost in initial planting along the north side of the big lake have been purchased. Bob said he hopes the new plantings, to be done over a three-year period along the entranceway, will total 25. He said the goal for this year is 10. Jim Marschel will supply a horse trough for watering of trees. Future volunteers will be needed to ensure the trees are watered on a regular basis. Some

trail work remains to be done, Bob said, and Jim Marschel is aware. Adrian asked whether the Board should actively pursue a backup vendor for this task. Bob promised to check with Marschel on his timetable.

Lakes, Andrew: Kurt said he has forwarded information on a lake water analysis to Denise Otto, a biologist with the Mo. Department of Conservation. The analysis, done on water from the big lake, met safety standards. Adrian said she would like to see a study of other lakes as well. Kurt will push for the biologist's recommendations on vegetation control before next spring. He said he is awaiting a price from an engineer on implementing recommendations for dam improvements. The work could be done within 60 days of approval, he said.

Permits, inspections, Neuwirth: Carol reported on a large tree house, 16 feet by 16 feet, going up on the property of cabin 144. Owners were contacted and since have received a construction permit from Warren County. The Board noted that Indentures don't allow a second residence on cabin property. This tree house apparently won't have a bedroom or bath, so it would not qualify as a residence. Carol said she was satisfied that tree house met Aspenhof environmental standards related to color and materials.

Regatta, Adrian: Vicki reported that 2015 event came off "without a hitch and within budget," though some bills remain out.

Treasurer, Smith: 71 cabin assessments have been received, which included \$681 in boat storage fees. Karel sought permission to transfer money left in checking account from current budget to Bank of America money market fund to take advantage of higher interest rate. The Board approved. Eade asked whether the Board should compensate Karel's condo association for Board's use of the clubhouse for our meetings. Board decided to consider the idea at a future meeting. Stockmann sought clarification on his budget for roads. Smith says "it's not hard and fast." Doell noted individual categories can be adjusted in mid-year as long as adjustments do not create an overall deficit situation.

Old business

Financial records review, Andrew: Andrew and Adrian performed a mini audit and determined that the books appeared to be in order. A final, comprehensive audit remains to be done.

Dumpster abuse, Bremehr: Mark said Board could put up a camera, but there is no fine authority in the indentures. Adrian said purchasing a camera would be cost prohibitive. Mark said he will put up another sign at the dumpster, outlining the trash policy.

New business

Keys, Bremehr: Mark estimated that new keys will cost \$4,225., using the same provider. The Board approved. Other than cabin owners, who else will get keys? The Board agreed to let each vendor make his/her case as to need.

Pending issues

The Board decided to pursue a more detailed financial review policy after new members are seated and a committee can be formed. Also delayed for future action was an update of the Aspenhof Guide relating to firearms.

Board realignment: Smith presented outgoing Trustee Eade with a gift of Aspenhof glasses for his service. Neuwirth announced her resignation from the Board and also received a set of glasses. Jordan (Secretary/Announcer editor), Smith (Treasurer), Andrew (Lakes/Dams), Bremehr (Security) and Stockmann (Roads) agreed to continue in their current roles on the Board. Adrian volunteered to take over Permits/inspections. Stockmann will ask Kim Dolson (cabin 99) if she would agree to replace Neuwirth on the Board. Doell agreed to assume chairmanship. Seymour was assigned Common Grounds.

Adjourned at 9:08 p.m.
Respectfully submitted,
Ray Jordan