

September 2024 Jasper Association Communication Letter

Dear Jasper Property Owners,

We wanted to share what has been taking place in Jasper. The Board of Directors reorganized on August 30 at the regular scheduled meeting. The following are the Board of Directors and their assignments:

Kevin Edgar-President
Susan Kane-Vice President
Donny Mullins-Treasurer
Canice Hennigh-Secretary
Clayton King-Caretaker Manager
Jonathan Graber-Website Manager
Walt Lovins-Director
Dwight Martin-Director
John McClanahan-Director

The Board decided that complaints should no longer be sent through Mindy. Mindy is our bookkeeper and was not hired to take complaints. All complaints must be sent in writing by emailing jaspercoboard@gmail.com

All complaints will be read and considered by the entire Board of Directors however, Susan Kane will be the Director responding to those complaints.

Board meetings will be held quarterly unless there is a need for a special meeting to be held between quarterly meetings. The July and end of summer meetings will be held in person in Jasper. All other meetings will be held via ZOOM. All meetings will be announced, and the agenda will be placed on our website jaspercoloradoassoc.com

Jonathan Graber will help to manage the website and keep information current. The website is in the process of being updated with public information. This website will be the official website for Jasper Association documents and information. However, because this website is a public website, it will only contain public information.

Kevin Miller was hired as caretaker for another season. His contract begins November 1, 2024, and ends May 31, 2025.

Clayton King will be working closely with Kevin Miller on concerns and should problems arise during the caretaker season.

The new gate codes for the 2024-2025 season are as follows:

Yellow Gate-1962

Blue Gate-1963

Red Gate-1964

Green Gate-1965

The Association, with the hard work of Mindy Malone and Dan Helton, was able to complete the tax returns for the missing years. A tax attorney who specializes in our situation has been hired to file them and work with the IRS for a reasonable solution to those years where no taxes were filed resulting in the loss of our nonprofit status during those years. We will keep you posted as we learn more. The Jasper Association is registered with the state as an HOA.

The Architectural Control Committee was also reorganized at our August meeting. Information when beginning a new building project and the requirements can be found in the Covenants. The Architectural Control Committee should be notified for approval prior to construction as set forth in the covenants. The following are the Control Committee members, and their contact information can be found at our website [Jasper Architectural Control Committee](#)

Kelly Slater-Committee Chair

Scott Curley-Blue Gate

Carl Hill-Blowout Pass Road

Derrick Holley-Red Gate

Don Welch-Yellow Gate

There has been a great amount of concern about the transfer fee that has been in place since 2021 and as a Board, we have listened to your concerns. We reached out to our attorney concerning the matter and he relayed to us that unless the transfer fee was in place prior to 2011, it could no longer be added, collected, or enforced.

We apologize to all property owners for any undo hardship this action may have caused you. One reason the Board put this in place was to assist with the time it was requiring in finding the new owners of properties and get the necessary information so that annual assessments could be sent to the correct owner. In the future, perhaps there is a better way for information to be relayed when property is sold or exchanges ownership. Any association owners that choose to sell their property independently of a Title Company or realtor, are still responsible for relaying any assessments and taxes to the buyer as well as notifying and sharing a copy of the covenants. The buyer is responsible for any and all fees not taken care of or addressed by the seller.

The Board will meet in a special meeting with a single item agenda through ZOOM to take care of this matter and provide the necessary process to return the transfer fees that have

been collected to all of the property owners who paid them. Once again, please accept our apologies.

Finally, be on the lookout for the updated covenants to review and vote on. We need enough responses to the vote to move forward with new covenants. Please compare the newly proposed covenants the original covenants.

Sincerely,
The Jasper Association Board of Directors