

Aspen Cove HOA Board Meeting

Friday April 12, 2019

6:30 PM Mark Page Cabin lot 104

	Welcome:	Dan
	Roll Call: Bonnie & Rick Seastrand, Dan Allen, Allen Rowe, Bob Dal Ponte, Jared Edwards, Mark Page Scott Harding, Bob Conner	
	Secretary: Approval of minutes for the following meetings... January 2019-Motion by Rick Seastrand to approve minutes, 2 nd by Allen Rowe, all in favor to approve January minutes. February 2019-Motion by Rick Seastrand to approve minutes, 2 nd by Allen Rowe, all in favor to approve February minutes March 2019- Motion by Rick Seastrand to approve minutes, 2 nd by Allen Rowe, all were in favor to approve March minutes.	Bonnie
	Treasurer Report: Bills to be approved- Curtis has contacted Dan Wagner to do an audit. Park passes will be purchased in May and will be distributed. Curtis will mail them out. Mark will instruct Dan Allen on how to make contact with those that sell these. 3 outstanding annul fees that have not been collected. Motion by Bob Conner, 2 nd by Rick Seastrand, all in favor to pay Erkkila's \$1182.50 NO bill have been given to Dan Allen other than the automatic payment to the Erkkila's	Curtis/Dan



	<p>Water System: Water problem was at the Brady Cabin. A snow mobile may have been the cause. One may have run over the pvc pipe that covers the key valve. There was a 1" pipe that was broken and running 24 hours a day. Possible pressure pipe was not shut down all the way.</p> <p>Water system - should all be taken care of now. Update on leak-</p> <p>The repairs-Repairs will paid for by the lot owners.</p> <p>The booster bunker report...the booster pumps are working fine. Depending on the system demand only one pump may operate if the pressure in the lines drop the second pump will be activated. If we run out of water the pumps will start but they will not be ruined. The fire pump is not currently functional. If the breaker is turned on sparks fly and trips the breaker. This needs yon r taken care of soon. Bodec will be contracted about doing this work.</p> <p>Inspection on the water tank...a piece of the seal on the tank lid is missing. This will need to be repaired. We will direct Ekkila;s to do the work. A few months ago when Erkkila's were replacing the check valves in the pump house and a piece of PVC pipe broke. They went to the storage tank to turn it would be a good idea to put a mark on the tank to help locate inlet shut off valve. Might want to consider changing combination lock number.</p>	Mark
	Security:	Bob

<p>Drop Box--Bob has made some changes in the drop box for future members. Bob had to buy a new computer for the door king info. Bob added a calendar that has limited entry without a fee, there is a monthly fee \$4.16 for a total of \$49.92 per year. Bob has asked the board about approving this fee.</p> <p>Curtis contacted Dropbox to find out how to transfer ownership to another person. This info was given to Curtis and he has given owner ship to Bob Conner. Bob will give each board member access to the Dropbox.</p> <p>Precedures or if you learn something new for each job needs to be created for the future board members then added to the Dropbox. 3 people should only have editing rights to the dropbox/website</p> <p>Security cameras-- Cameras have been working off and on. He came up and put in a battery pack. There are still some problems...rebut the box in shed if the cameras are down. Maybe there is a better power system that will make the cameras work better.</p>	
<p>Roads/Gates: Off the drain valve, so the tank would not empty. The valve was under 3 or 4 feet of snow. The valve was uncovered but much of the water was lost. If a mark was put on the outside of the water tank the valve could be found much quicker in the future.</p>	<p>Dan/Bob</p>



Erkkila's will also be asked to do this marking. The combination to the water tank list lock has also been changed.

Gate issues-

Snow removal-snow removal should be winding down. Discussion on an assessment for snow removal. Recommendation--discuss 2 assessments at spring picnic. Make a decision on what needs to be assessed and then take it to the members at the summer meeting. An assessment needs to be made to cover the snow removal fee that will exceed \$38,000.00 in 2019. We are required to maintain the roads in all weather. This will be put in the newsletter and emailed to the members.

Gate...Dan (maybe Bob also) has a set of keys to the gate and there should be a key in the shed for the control box to the gate. Snow behind the box built up so much that the gate would not go up all the way. So the gate motor just ran all the time with not shutting off.

Mark will see that the annual water use report required by the Utah Division of Water Rights is properly files.

There are partial lists that several people have for the people who do services for Aspen Cove (propane, power, etc.). There needs to be a new list created with gate codes and such. There should be reminders sent to them when to codes change.



	<p>News Letter: New letter every quarter January, April, July October. Scott passed out an outline wanting feedback for what should be added to the newsletter. Suggested to have each board member add something to the newsletter. Scott will send out a rough draft to each of us, before it is send out. Then when the final draft is ready, send to Bonnie to e mail to the members.</p>	Scott
	<p>New business: Weeds...added to newsletter dates for inspections and fines. Inspections should be done in July and the 1st part of September. Allen will write up a memo and send to the board for approval. Note in newsletter. If you clear your lot please notify a board member.</p>	
	<p>Next meetings: May 17th Seastrand Cabin 6:30 PM June 14th Rowe Cabin June 21 Board meeting tour June 22 Annual Work Party</p>	
	<p>Meeting adjourned--8:27 pm</p>	

ASPEN COVE BOOSTER BUNKER INSPECTION

Mar 18, 2019

Date: 3-18-19	Booster # 1	Booster #2	Fire pump	Sump pump	Drain	Light	Screen on drain	Screen on sump drain	Heater
Inspection	ok	ok	Bad	ok	ok	no	no	ok	56 Deg
Pressure pump kicks on at	45								
Comments:	Needs light bulbs. No screen on drain pipe. Need to clean ditch in road to get drain flowing properly.								
	Booster pumps turn off at 85 lbs. Fire pump throws sparks and trips breaker								

7

ASPEN COVE WATER TANK INSPECTION

Date:	LEAKS	OUTLET VAVLE	INLET VALVE	INSIDE
3/18/2019	OK	Ok	Ok	OK
Comments: Seal on tank lid is missing small piece. It would be a good idea to mark on tank to help located inlet shut off valve. Might want to consider changing combination lock number.				

Date:	LEAKS	OUTLET VAVLE	INLET VALVE	INSIDE
Comments:				

Date:	LEAKS	OUTLET VAVLE	INLET VALVE	INSIDE
Comments:				

Date:	LEAKS	OUTLET VAVLE	INLET VALVE	INSIDE
Comments:				